Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

July 12, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22 (PLANNING AND ZONING) RELATING TO VERTICAL MIXED USE DEVELOPMENTS AND JOINT LIVE AND WORK UNITS (ALL SUPERVISORIAL DISTRICTS) (3-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration;

2. Approve the recommendation of the Regional Planning Commission as reflected in the attached draft ordinance amending the provisions applicable to vertical mixed use developments and joint live and work units in commercial zones, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan and the County's Strategic Plan;

3. Instruct County Counsel to prepare an ordinance to amend Title 22 of the Los Angeles County Code as recommended by the Commission and include any changes directed by the Board.

PURPOSE OF RECOMMENDED ACTION

The proposed County Code amendments were prepared in response to the Regional Planning Commission's motion on September 27, 2006. The motion instructed the

Department of Regional Planning to make changes in the County Code that implement the recommendations made to the Board of Supervisors in a report on September 15, 2005 on options for modifying the County's commercial zones for allowing residential and mixed use projects through an administrative procedure. The Commission also directed the staff to consider opportunities for joint live and work units.

JUSTIFICATION

The proposed ordinance modifies basic commercial zones that currently allow multifamily residential uses with a conditional use permit (C-H Commercial Highway, C-1 Restricted Commercial Business, C-2 Neighborhood Business, C-3 Unlimited Commercial and C-M Commercial Manufacturing), to allow vertical mixed use developments and joint live and work units that comply with specified use exceptions, development standards and performance standards, through a director's review, which is a ministerial, administrative procedure.

There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents. The widespread lack of permanent housing speaks to the importance of local strategies, such as vertical mixed use developments and joint live and work units in commercial zones, which encourage a diversity of housing types for different needs and levels of income.

In the recent General Plan Annual Progress Report to the State in March 2007, the County reported meeting only 49% of its mandated regional housing goals over an eight year period. The proposed ordinance is consistent with the County's continued efforts to address the countywide housing crisis, which affects housing prices and rents, businesses and the quality of life of residents in the unincorporated areas. In addition, with its focus on vertical mixed use developments and joint live and work units, the proposed ordinance ensures that the commercial uses and character of the commercial zones are preserved.

The Third Revision of the Housing Element of the Countywide General Plan was adopted by the Board of Supervisors on October 23, 2001. The Housing Element identifies mixed uses in commercial zones as a means for promoting the production of housing toward meeting regional housing needs within the unincorporated area.

In addition, the proposed ordinance is compatible with and supportive of the policies of the Los Angeles County General Plan, the Community and Area Plans, and other policies of the Los Angeles County Housing Element in that it promotes the efficient use of land, provides flexibility in land use, revitalizes declining commercial areas, and streamlines the housing development process in Los Angeles County.

Furthermore, vertical mixed use developments and joint live and work units are consistent with smart growth principles and have been shown to provide development that is more compatible than typical commercial development, enhance property values, and reduce traffic by providing housing conveniently located near employment opportunities, shopping and local services.

DRP staff surveyed other local jurisdictions and found that the proposed ordinance provisions are comparable to what other communities already allow.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed amendments promote the County's strategic planning goals of "service excellence" by developing clear and reasonable requirements and standards that housing developers can accomplish. The goal of "organizational effectiveness" is also promoted by providing continuous quality improvements to our services.

FISCAL IMPACT

Implementation of the proposed amendments will not result in any significant new costs to the Department of Regional Planning or other County departments. There are existing fees that are intended to recover the full cost for services provided in reviewing and evaluating projects subject to this proposed ordinance.

FINANCING

The amendments will not result in additional net County costs, and therefore a request for financing is not being made at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On April 11, 2002, at the request of the Board of Supervisors, the Department of Regional Planning (DRP), Department of Public Works, Community Development Commission and the Fire Department made recommendations to the Board to address unnecessary regulatory barriers to residential development, including the modification of commercial zones to allow residential development through a director's review. In August 2003, the Los Angeles County Housing Advisory Committee report, *Interim Report: Initial Recommendations To Increase Housing Production in the Unincorporated Area*, echoed this recommendation as a strategy for streamlining the process for residential development.

On June 21, 2005, the Board of Supervisors instructed the DRP to report back on options for modifying the County's commercial zones for allowing residential and mixed use projects through an administrative procedure, including provisions for maintaining the commercial uses along the County's major commercial corridors.

On September 15, 2005, the DRP reported back to the Board of Supervisors with a recommendation to consider a two-step approach for residential and mixed use projects through an administrative procedure: 1) instruct the DRP to prepare a countywide ordinance to modify some or all of the commercial zones to permit vertical mixed use development through a director's review and include standards that will ensure the compatibility of uses and the creation of neighborhood-friendly mixed use buildings; and 2) instruct the DRP to review areas covered by community plans and community standards districts, upon completion of the ordinance, in order to apply a community-based approach to allow residential-only development in commercial zones through a director's review, where appropriate.

The proposed ordinance introduces two new sections— Part 18 (Mixed Use Developments) and Part 19 (Joint Live and Work Units)—in Chapter 22.52, to implement use exceptions, development standards and performance standards for vertical mixed use developments and joint live and work units allowed through a director's review.

The proposed ordinance discourages mixed use projects in any of the following areas: Significant Ecological Area (SEA); Environmentally Sensitive Habitat Area (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25% or more; and on land not served by a public water and sewer system.

The proposed ordinance provides the basic foundation for regulating mixed use projects in commercial zones and provides important flexibility to address the diverse housing needs and markets of the unincorporated areas. The proposed ordinance does not supersede community-level provisions in Title 22, including community standards districts and transit oriented districts.

The Regional Planning Commission conducted a public hearing regarding the proposed County Code amendments on April 25, 2007. The Commission heard testimony from two individuals in opposition to the proposed ordinance.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090 and 65856 of the Government Code relating to notice of public hearing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County services.

EXEMPTION/ENVIRONMENTAL IMPACTS

The proposed ordinance amendments constitute a regulatory action that may have a significant adverse effect on the environment. The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance amendments will have a significant effect on the environment. Therefore, in accordance with Section 15070 of the State CEQA guidelines, a Negative Declaration was prepared.

A copy of the proposed Negative Declaration was transmitted to 85 public libraries for public review. Public notice was published in 11 newspapers of general circulation not later than March 26, 2007, pursuant to Public Resources Code Section 21092. No comments on the proposed Negative Declaration were received during the public review period.

Based on the attached Negative Declaration, adoption of the proposed ordinance amendments will not have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Bruce McClendon, FAICP
Director of Planning

BWM:RDH:CC

Attachments:

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Recommended Ordinance for Board Adoption
4. Environmental Document
5. Summary of RPC Proceedings
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing on April 25, 2007 on amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code relating to vertical mixed use developments and joint live and work units;

WHEREAS, the Commission finds as follows:

1. There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents, a widespread lack of permanent housing with long-term affordability, and a need to develop strategies that encourage a diversity of housing types for different needs and levels of income;

2. Mixed use (commercial/residential) can offer many benefits to communities, such as providing much needed housing in areas that are appropriate to accommodate development, reducing traffic congestion by making amenities and neighborhood-serving commercial uses easily accessible to residential uses, revitalizing declining commercial areas by providing a critical mass of residents to keep commercial areas viable, and promoting the jobs-housing balance;

3. There is a need for a balanced response to the growing housing pressures in Los Angeles County and the need to remove unnecessary regulatory constraints to housing by facilitating multifamily housing opportunities in appropriate areas, while ensuring public health, safety and welfare, and keeping unsustainable, sprawling growth patterns in check;

4. There is a need to address regional housing needs throughout the unincorporated area;

5. The County Zoning Ordinance requires a conditional use permit (CUP) for mixed use (commercial/residential) projects in zones C-H, C-1, C-2, C-3 and C-M;

6. On April 11, 2002, at the request of the Board of Supervisors, the Department of Regional Planning (DRP), Department of Public Works, Community Development Commission and the Fire Department made recommendations to the Board to address unnecessary regulatory barriers to residential development, including to modify the commercial zones to allow residential development through a director's review;

7. On June 21, 2005, the Board of Supervisors instructed the DRP to report back on options for modifying the County's commercial zones for allowing residential and

mixed use projects through an administrative procedure, including provisions for maintaining the commercial uses along the County's major commercial corridors;

8. On September 15, 2005, the DRP reported back to the Board of Supervisors with a recommendation to consider a two step approach for residential and mixed use projects through an administrative procedure: 1) instruct the DRP to prepare a countywide ordinance to modify some or all of the commercial zones to permit vertical mixed use development through a director's review and include standards that will ensure the compatibility of uses and the creation of neighborhood-friendly mixed use buildings; and 2) instruct the DRP to review areas covered by community plans and community standards districts, upon completion of the ordinance, in order to apply a community-based approach to allow residential-only development in commercial zones through a director's review, where appropriate;

9. On September 27, 2006, the Regional Planning Commission (RPC) directed the DRP staff to prepare the draft ordinance that considers recommendations in the Board report, as well as opportunities for joint live and work units;

10. On April 25, 2007, the RPC held a public hearing to consider the draft mixed use ordinance, received testimony from two persons in opposition to the draft ordinance, and requested staff to prepare a final draft ordinance addressing the changes recommended by staff and additional changes requested by the Commission;

11. The proposed ordinance modifies basic commercial zones that currently allow multifamily residential uses with a conditional use permit (C-H Commercial Highway, C-1 Restricted Commercial Business, C-2 Neighborhood Business, C-3 Unlimited Commercial and C-M Commercial Manufacturing), to allow vertical mixed use developments and joint live and work units that comply with specified use exceptions, development standards and performance standards, through a ministerial director's review;

12. The proposed ordinance is designed to work in conjunction with community-level provisions in Title 22, including Community Standards Districts and Transit Oriented Districts;

13. The proposed ordinance would streamline the development review process for modestly-scaled, mixed use projects;

14. The proposed ordinance introduces two new sections— Part 18 (Mixed Use Developments) and Part 19 (Joint Live and Work Units)—in Chapter 22.52, to implement use exceptions, development standards and performance standards for vertical mixed use developments and joint live and work units allowed through a ministerial director's review;

15. The proposed ordinance discourages mixed use projects in any of the following areas: Significant Ecological Area (SEA); Environmentally Sensitive Habitat Area (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25% or more; and on land not served by a public water and sewer system;

16. The proposed ordinance provides the basic foundation for regulating mixed use projects in commercial zones and provides important flexibility to address the diverse housing needs and markets of the unincorporated areas;

17. The proposed ordinance restructures provisions in Title 22 of the Los Angeles County Code for ease of use, and amends existing references for internal consistency;

18. The proposed ordinance is compatible with and supportive of the policies of the Los Angeles County General Plan, the Community and Area Plans, and the Los Angeles County Housing Element in that it encourages mixed use projects in commercial areas, promotes the efficient use of land, provides flexibility in land use, and streamlines the housing development process in Los Angeles County;

19. The proposed ordinance is consistent with the goals and policies to promote infill housing, to allow residential uses in commercial zones in conjunction with commercial uses, and to revitalize declining commercial areas;

20. The proposed ordinance represents a balanced strategy for addressing the growing areawide housing shortage, while maintaining the quality of life in the unincorporated communities of Los Angeles County;

21. Vertical mixed use developments and joint live and work units are consistent with smart growth principles and have been shown to provide development that is more compatible than typical commercial development, enhance property values, and reduce traffic by providing housing conveniently located near employment opportunities, shopping and local services.

22. DRP staff surveyed other local jurisdictions and found that the proposed ordinance provisions are comparable to, and generally more modest than what other communities already allow;

23. An Initial Study was prepared for the draft ordinance amendments in compliance with the California Environmental Quality Act, which demonstrates that there is no substantial evidence that the amendments will have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared;

24. The RPC considered that mixed use projects are permitted through a ministerial review, provided that they meet all of the use exceptions, development standards and performance standards described in the project. In addition, the RPC

considered that the proposed ordinance clarifies that those mixed use projects that fall outside of those parameters are subject to a discretionary procedure and the appropriate environmental review, which would be evaluated on a project-by-project basis;

25. The RPC considered that there is research that suggests that mixed use projects exhibit fewer vehicle trips than single-use, free-standing sites, and that travelers' trip-making decisions are influenced by contextual factors, such as density, diversity of uses, etc.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed ordinance amendments to Title 22 of the Los Angeles County Code that would implement a countywide ordinance to modify selected commercial zones to permit vertical mixed use developments and joint live and work units through a ministerial director's review;

2. That the Board certify the attached Negative Declaration and find that the proposed amendments to Title 22 will not have a significant effect on the environment;

3. That the Board adopt the revised draft ordinance as recommended by this Commission, amend Title 22 accordingly, and determine that the amendments are consistent with the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on May 30, 2007.

By _____

Rosie O. Ruiz, Secretary
Los Angeles County
Regional Planning Commission

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____

ELAINE LEMKE
Principal Deputy County Counsel

DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT IDENTIFICATION:	Proposed amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code relating to vertical mixed use developments and joint live and work units in certain commercial zones.
REQUEST:	Adoption of the proposed mixed use ordinance amending Title 22.
LOCATION:	Countywide
STAFF CONTACT:	Ms. Connie Chung at (213) 974-6425
RPC MEETING DATES:	April 25, 2007; May 30, 2007
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed mixed use ordinance.
MEMBERS VOTING AYE:	Commissioners Valadez, Bellamy, Helsley, Modugno, and Rew (absent 4/25/07).
MEMBERS ABSENT:	None.
KEY ISSUES:	The proposed ordinance implements recommendations made to the Board of Supervisors, and responds to a directive made by the Regional Planning Commission, to consider options for modifying the County's commercial zones to allow residential and mixed use projects through an administrative procedure.
MAJOR POINTS FOR:	The proposed ordinance offers a balanced response to the growing housing pressures in Los Angeles County by facilitating multifamily housing opportunities in appropriate areas, while ensuring public health, safety and welfare, and keeping unsustainable, sprawling growth patterns in check. Mixed use projects can provide community benefits, such as traffic congestion reduction, an improved jobs-housing balance, and revitalization of declining commercial areas by providing a critical mass of residents to keep commercial areas viable.

The proposed ordinance is designed to ensure that residential and commercial uses in mixed use projects are compatible via use exceptions, development standards, and performance standards.

MAJOR POINTS AGAINST:

The proposed ordinance is modest in its provisions to encourage mixed use projects in commercial zones.

Replacing the existing discretionary procedure (conditional use permit) with an administrative procedure (director's review) for certain mixed use projects in commercial zones removes the corresponding public hearing and CEQA review requirements.

ORDINANCE NO. _____

An ordinance amending Title 22—Planning and Zoning—of the Los Angeles County Code related to mixed use developments and joint live and work units in certain commercial zones.

The Board of Supervisors of the County of Los Angeles hereby ordains as follows:

SECTION 1. Section 22.08.100 is hereby amended to add the definition of the term "joint live and work unit" to the list of terms under the letter "J" in alphabetical order as follows:

...

"Joint live and work unit" shall mean a unit comprised of both living space and work space, where a residential use or commercial use can be the primary use, and in which at least one resident of the living space is responsible for the commercial activity performed in the work space.

...

SECTION 2. Section 22.28.050 is hereby amended as follows:

22.28.050 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-H may be used for:

...

-- Joint live and work units, as provided in Part 19 of Chapter 22.52.

-- Mixed use developments, as provided in Part 18 of Chapter 22.52.

...

SECTION 3. Section 22.28.100 is hereby amended as follows:

22.28.100 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-1 may be used for:

...

B. The following additional uses:

-- Joint live and work units, as provided in Part 19 of Chapter 22.52.

-- Mixed use developments, as provided in Part 18 of Chapter 22.52.

...

SECTION 4. Section 22.28.150 is hereby amended as follows:

22.28.150 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-2 may be used for:

...

B. The following additional uses:

-- Joint live and work units, as provided in Part 19 of Chapter 22.52.

--Mixed use developments, as provided in Part 18 of Chapter 22.52.

...

SECTION 5. Section 22.28.200 is hereby amended as follows:

22.28.200 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-3 may be used for:

...

B. The following additional uses:

-- Joint live and work units, as provided in Part 19 of Chapter 22.52.

-- Mixed use developments, as provided in Part 18 of Chapter 22.52.

...

SECTION 6. Section 22.28.250 is hereby amended as follows:

22.28.250 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-M may be used for:

...

B. The following additional uses:

-- Joint live and work units, as provided in Part 19 of Chapter 22.52.

-- Mixed use developments, as provided in Part 18 of Chapter 22.52.

...

SECTION 7. Section 22.52.1180 is hereby amended as follows:

22.52.1180 Residential uses.

...

F. Each joint live and work unit shall have a minimum of two uncovered standard parking spaces.

SECTION 8. Part 18 of Chapter 22.52 Mixed use Developments is hereby added as follows:

PART 18 MIXED USE DEVELOPMENTS

22.52.1900 Purpose. The purpose of this Part is to facilitate the establishment of and to ensure the compatibility of residential and commercial uses within mixed use developments through a ministerial procedure.

22.52.1910 Definition. The term "mixed use development" shall mean a development that combines residential and commercial uses.

22.52.1920 Applicability. The provisions provided herein apply to zones C-H (Commercial Highway Zone), C-1 (Restricted Business Zone), C-2 (Neighborhood Business Zone), C-3 (Unlimited Commercial Zone) and C-M (Commercial Manufacturing Zone), with the exception of mixed use developments located in the following: Significant Ecological Area (SEA); Environmentally Sensitive Habitat Area (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25% or more; and on land not served by a public water and sewer system.

22.52.1930 Use exceptions. The commercial component of a mixed use development consistent with this Part 18 shall not include any of the following uses on the same lot or parcel of land:

-- Adult entertainment/businesses.

-- Air pollution sampling stations.

-- Assaying.

-- Athletic fields.

-- Auction houses.

-- Automobile rental and leasing agencies.

-- Automobile sales.

-- Automobile sightseeing agencies.

-- Automobile supply stores.

-- Automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles.

-- Bakery goods distributors.

-- Beauty shops.

-- Boat and other marine sales.

-- Boat rentals.

-- Butane and propane service stations.

-- Car washes, automatic, coin operated, and hand wash.

-- Circus.

-- Communications equipment building.

-- Correctional institutions.

-- Dog kennels.

-- Dog training schools.

-- Dry cleaning establishments.

-- Dry cleaning plants, wholesale.

-- Earth stations.

-- Electric distribution substations, including microwave facilities.

-- Electric transmission substations and generating plants.

-- Fraternity and sorority.

-- Furniture transfer and storage.

-- Gas distribution depots, public utility.

-- Gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar gases in Interstate Commerce Commission approved-type cylinders.

-- Gas metering and control stations, public utility.

-- Golf course.

-- Golf driving ranges.

-- Heliport.

-- Helistop.

-- Hospitals.

-- Hotels.

-- Ice sales.

--Juvenile halls.

-- Laboratories, research, and testing.

-- Landing strips.

-- Laundry plants, wholesale.

-- Live entertainment.

-- Lodge halls.

-- Massage parlors.

-- Medical marijuana dispensaries.

-- Microwave stations.

-- Mobilehome parks.

-- Mobilehome sales.

-- Mobilehomes for use by a caretaker and his immediate family.

-- Mortuaries.

-- Motels.

-- Motion picture studios.

-- Motorcycle, motor scooter, and trail bike rentals.

-- Motorcycle, motor scooter, and trail bike sales.

-- Nightclubs.

-- Oil wells.

-- Parcel delivery terminals.

-- Pet stores.

-- Public utility service yards.

-- Radio and television broadcasting studios.

-- Recording studios.

-- Recreational trailer parks.

-- Recreational vehicle rentals.

-- Recreational vehicle sales.

-- Rental services.

-- Rifle, pistol, skeet or trap ranges.

-- Self-service storage facilities.

-- Sewage treatment plants.

-- Shooting galleries.

-- Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use.

-- Taxidermists.

-- Telephone repeater stations.

-- Temporary uses.

-- Tire retreading or recapping.

-- Tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment.

-- Trailer rentals.

-- Trailer sales.

-- Travel trailer parks.

-- Truck rentals.

-- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.

-- Welding, machining, or open flame work.

-- Youth hostels.

22.52.1940 Development standards. Except as specified otherwise herein, mixed use developments, as described in this Part, shall be subject to the development standards in the underlying zone; said development standards may be modified subject to a conditional use permit as provided in Part 1 of Chapter 22.56:

A. Zone specific standards:

1. Zones C-H, C-1 and C-2. The density for residential uses in mixed use developments in zones C-H, C-1 and C-2 shall not exceed 17 dwelling units per net acre.

2. Zones C-3 and C-M.

a. Dwelling unit density. The density for residential uses in mixed use developments in zones C-3 and C-M shall not exceed 50 dwelling units per net acre;

b. Height. Mixed use developments in zones C-3 and C-M may be constructed to a maximum height of 60 feet above grade, excluding chimneys and rooftop antennas.

22.52.1950 Performance standards. Except as specified otherwise herein, mixed use developments, as described in this Part, shall be subject to the any performance standards specified in the underlying zone; the performance standards in subsections A, B and C may be modified subject to a conditional use permit as provided in Part 1 of Chapter 22.56, and the performance standards in subsections D and E may be modified subject to a parking permit

as provided in Part 7 of Chapter 22.56:

A. Mixed use development type.

1. With the exception of entrance hallways for mixed use developments and joint live and work units, commercial and residential uses shall not be located on the same floor.

2. With the exception of joint live and work units, the ground floor space shall be devoted solely to commercial uses.

B. Hours of operation. The hours of operation for commercial uses shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

C. Trash/recycling. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and commercial uses. The required trash bin shall not be visible from the street.

D. Loading/unloading.

1. Off-street loading. Off-street loading areas shall not be visible from the street.

2. Loading and unloading of household goods. Where possible, loading areas and trash enclosures shall be located toward the rear of the structure.

E. Parking.

1. With the exception of fully subterranean structures, all parking areas shall:

a. Be located in the rear of the structure(s); and

b. Be completely screened with walls and/or landscaping so that it is not

visible from the street that provides frontage, except from the access driveway.

2. Separate commercial and residential parking spaces must be provided and specifically designated by posting, pavement marking and/or physical separation.

22.52.1960 Covenant and agreement

The applicant shall record in the office of the county recorder, an agreement in accordance with this Part as a covenant running with the land for the benefit of the county of Los Angeles, and the covenant shall also declare that any violation thereof shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.

SECTION 9. Part 19 of Chapter 22.52 Joint Live and Work Units is hereby added as follows:

PART 19 JOINT LIVE AND WORK UNITS

22.52.1980 Purpose. The purpose of this Part is to facilitate the establishment of and to ensure the compatibility of residential and commercial uses within joint live and work units through a ministerial procedure. Joint live and work units may occupy portions of buildings designed for mixed use development.

22.52.1990 Definitions. The terms "living space" shall mean the area for the residential use and "working space" shall mean the area for the commercial use.

22.52.2000 Applicability. The provisions provided herein apply to zones C-H (Commercial Highway Zone), C-1 (Restricted Business Zone), C-2 (Neighborhood Business Zone), C-3 (Unlimited Commercial Zone) and C-

M (Commercial Manufacturing Zone), with the exception of joint live and work units located in the following: Significant Ecological Area (SEA); Environmentally Sensitive Habitat Area (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25% or more; and on land not served by a public water and sewer system.

22.52.2010 Use exceptions. The commercial component of joint live and work units consistent with this Part 19 shall only include the following uses on the same lot or parcel of land:

A. In zones C-H, C-1, C-2, C-3 and C-M:

-- Antiques, the restoration of.

-- Architecture and building design.

-- Art studio, including painting and sculpturing.

-- Bookbinding.

-- Cartooning and animation.

-- Ceramics, the making of.

-- Clothing, the design and sewing of.

-- Commercial art.

-- Costume designing.

-- Engraving of metal products.

-- Furniture, the crafting and assembly of, including custom upholstering.

-- Glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass.

-- Graphic design and display studio.

-- Interior decorating.

-- Jewelry, the creation of.

-- Leatherwork, using previously tanned leather.

-- Musical instruments, the creation and assembly of.

-- Offices for accountants; attorneys; computer software and multimedia professionals; consultants; insurance, real estate and travel agents; and engineers.

-- Ornamental metal, provided that there are no forging works or any process used in bending or shaping.

-- Photography studio.

-- Picture mounting and framing.

-- Pottery, the throwing of.

-- Printing and publishing.

-- Shoes, footwear, the fabrication of.

-- Signs, as provided in Part 10 of Chapter 22.52.

-- Silk screen processing.

-- Textile weaving, hand looms only.

-- Toys, the production of.

-- Transcription studios.

-- Watchmaking.

-- Woodcarving.

-- Wood products, the crafting of.

B. In zone C-M, in addition to the uses specified in section (A), the following assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters, are permitted provided that all activities are conducted within an enclosed building:

-- Aluminum products.

-- Appliance assembly, electrical, electronic and electromechanical.

-- Bone products.

-- Canvas products.

-- Cellophane products.

-- Cloth products.

-- Cosmetics, excluding soap.

-- Equipment assembly, electrical, electronic and electromechanical.

-- Felt products.

-- Fur products.

-- Glass products and stained-glass assembly, provided no individual crucible shall exceed a capacity of 16 square feet.

-- Instrument assembly, electrical, electronic and electromechanical, including precision machine shops.

-- Jewelry manufacture.

-- Leather products, excluding machine belting.

-- Metal plating.

-- Metals, working and casting of rare, precious or semiprecious metals.

-- Optical goods manufacture.

-- Paper products.

-- Perfume manufacture.

-- Plastic products.

-- Shell products.

-- Stone products.

-- Textile products.

-- Toiletries, excluding soap.

-- Wicker and bamboo products.

-- Yarn products, excluding dyeing of yarn.

22.52.2020 Development standards. Except as specified otherwise herein, joint live and work units shall be subject to the development standards in the underlying zone; the development standard in subsection A may be modified subject to a conditional use permit as provided in Part 1 of Chapter 22.56 and the development standard in subsection B may be modified subject to a parking permit as provided in Part 7 of Chapter 22.56:

A. Minimum size. The minimum size of a joint live and work unit shall be 1,000 square feet.

B. Parking. Parking for joint live and work units shall comply with the provisions of Section 22.52.1180.

22.52.2030 Performance standards. All joint live and work units shall be

subject to the following performance standards; said performance standards may be modified subject to a conditional use permit as provided in Part 1 of Chapter 22.56:

A. At least one resident of the living space shall perform or oversee the commercial activity performed in the working space.

B. Living or working spaces within a joint live and work unit shall not be rented, leased or sold separately.

C. The maximum number of employees who do not reside within a joint live and work unit is two.

D. Working space shall be located on the ground floor, and the minimum floor area for working space shall be 250 sq. ft.

E. Where the joint live and work unit fronts the street, the working space shall be oriented to the street.

F. The joint live and work unit shall have at least one shared external entrance/exit for the working space and the living space.

G. There shall be direct access between the living space and working space.

22.52.2040 Covenant and agreement

The applicant shall record in the office of the county recorder, an agreement in accordance with this Part as a covenant running with the land for the benefit of the county of Los Angeles, and the covenant shall also declare that any violation thereof shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.

22.52.2050 Conversion of uses—Subject to permit. Conversion from a joint live and work unit to a commercial use which is permitted in the underlying zone or to an exclusive residential use shall require a conditional use permit as provided in Part 1 of Chapter 22.56.

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STAFF USE ONLY

PROJECT NUMBER: ____

CASE:*RADVT200600009*

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *N/A*

Staff Member: Connie Chung

Thomas Guide: *N/A*

USGS Quad: *N/A*

Location: *Countywide*

Description of Project: *A proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code pertaining to mixed-use projects. The ordinance amendments would modify certain commercial zones to allow mixed use projects (mixed residential and commercial developments and joint live and work units) through an administrative procedure, add development and performance standards for mixed use projects, prohibit or make certain commercial uses, otherwise allowed by-right, subject to permit in mixed use projects, allow certain less intensive commercial uses in joint live and work units, and restructure various sections of Title 22 for consistency and ease of use (a copy of the detailed project description and draft ordinance are attached).*

Gross Area: *Countywide*

Environmental Setting: *Countywide (urban, suburban, non-urban, rural)*

Zoning: *Applicability to all commercially designated areas where multifamily residential uses are permitted (Zones C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing).*

General Plan: *Countywide*

Community/Area Wide Plan: *Countywide*

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Major projects in area:

Project Number	Description & Status
N/A	

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☒ Lahontan Region
- ☒ Coastal Commission
- ☐ Army Corps of Engineers
- ☒ *Caltrans*

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐ _____
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☒ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ *SCAG*
- ☒ *State of California Housing and Community Development Department*
- ☒ *State of California Office of Planning and Research*
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

- ☐ None
- ☒ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ _____

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: *Traffic and Lighting, Geotechnical and Materials Engineering, Grading and Drainage, Waterworks and Sewer Maintenance.*
- ☒ Health Services: _____
- ☒ *Fire Department*
- ☒ *Sanitation Districts*
- ☒ *Public Library*
- ☒ *Sheriff*
- ☒ *Parks and Recreation*

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IMPACT ANALYSIS MATRIX

CATEGORY	FACTOR	Pg	ANALYSIS SUMMARY (See individual pages for details) Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	7	☒	☐	☐	
	3. Fire	9	☒	☐	☐	
	4. Noise	10	☒	☐	☐	
RESOURCES	1. Water Quality	11	☒	☐	☐	
	2. Air Quality	13	☒	☐	☐	
	3. Biota	14	☒	☐	☐	
	4. Cultural Resources	16	☒	☐	☐	
	5. Mineral Resources	17	☒	☐	☐	
	6. Agriculture Resources	18	☒	☐	☐	
	7. Visual Qualities	19	☒	☐	☐	
SERVICES	1. Traffic/Access	20	☒	☐	☐	
	2. Sewage Disposal	21	☒	☐	☐	
	3. Education	22	☒	☐	☐	
	4. Fire/Sheriff	23	☒	☐	☐	
	5. Utilities	24	☒	☐	☐	
OTHER	1. General	25	☒	☐	☐	
	2. Environmental Safety	26	☒	☐	☐	
	3. Land Use	28	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	29	☒	☐	☐	
	Mandatory Findings	30	☒	☐	☐	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *The ordinance amendments apply Countywide.*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)
Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

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Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Connie Chung, AICP, Acting Senior Planning Assistant* Date: *March 2007*

Approved by: *Julie Moore, AICP, Supervising Regional Planner* Date: *March 2007*

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
				All of the unincorporated areas if Los Angeles County lies within a general region of known fault zones and seismic activity (per California Seismic Hazards maps, California Special Study Zones maps, Los Angeles County General Plan Safety Element Plate 1).
b.	☐	☐	☒	Is the project site located in an area containing a major landslide(s)?
				There are some unincorporated areas of Los Angeles County that contain landslides and are not suitable for development (per Los Angeles County General Plan Safety Element Plate 5).
c.	☐	☐	☒	Is the project site located in an area having high slope instability?
				There are some unincorporated areas of Los Angeles County that have high slope instability and are not suitable for development.
d.	☐	☐	☒	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
				There are some unincorporated areas of Los Angeles County that contain high subsidence, high groundwater level, liquefaction, or hydrocompaction, and may not be suitable for development (per Los Angeles County General Plan Safety Element Plates 3 and 4).
e.	☐	☐	☒	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
				The project is an ordinance amendment which, if adopted, relates to the development of mixed-use projects, which may be located in close proximity to significant geo hazards.
f.	☐	☐	☒	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
				The project is an ordinance amendment which, if adopted, relates to the development of mixed use projects. These projects may involve grading over slopes of more than 25%.
g.	☐	☐	☒	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
				There are some unincorporated areas of Los Angeles County that contain expansive soil.
h.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

The project is to amend the Zoning Ordinance as it relates to mixed-use projects. No geology or soils impacts are anticipated as a result of the proposed amendments. Subsequent projects proposed as a result of this ordinance will be subject to project-specific environmental review, as appropriate, to determine if they pose any potential impacts to the environment.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *There are major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps).*
b.	☐	☐	☒	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *There are some unincorporated areas of Los Angeles County that contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6).*
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions? *There are some unincorporated areas of Los Angeles County that are subject to high mudflow conditions.*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Section 308A☒ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. Subsequent development projects facilitated by the ordinance may expose more residents to potential flood related hazards in certain areas. These projects will be subject to appropriate environmental review on the project-by-project basis, and their associated impacts analyzed at that time.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *There are some unincorporated areas that are within a Very High Fire Hazard Severity Zone (Fire Zone 4) (per Los Angeles County General Plan Safety Element Plate 7) and mixed use projects that may be facilitated by adoption of the ordinance amendments have the potential to increase public exposure to fire safety hazards within these areas.*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☐	☒	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☒	☐	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *There are unincorporated areas that have inadequate water and pressure to meet fire hazard conditions.*
e.	☐	☐	☒	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8
☐ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. Subsequent projects will be subject to environmental review, as appropriate, to determine if they would cause any potential impacts to the environment or public safety.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *New mixed use projects facilitated by the adoption of the ordinance amendments is not expected to generate any noise levels that exceed the standards in the County Noise Ordinance. However, it is possible that the residents, employees and visitors of the mixed use projects could be exposed to excessive noise levels if the projects are built near existing noise sources such as highways, railroads, raceways, airports, or industrial operations.*
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *There are sensitive uses throughout the unincorporated areas of Los Angeles County.*
c.	☐	☐	☒	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *Although the ordinance will not result in direct increase in ambient noise level, mixed use projects facilitated by the ordinance may increase ambient noise levels as a result of higher density housing in commercial areas, such as traffic, human voices, landscape maintenance equipment, and similar noise generators.*
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Construction noise from mixed use projects facilitated by the ordinance.*
e.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☒ Building Ordinance No. 2225--Chapter 35

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. Projects facilitated by the ordinance could potentially increase land use density and therefore increase project noise level. County Code requirements include noise-sensitive construction methods and other sound attenuation measures, such as the installation of sound walls to protect residents and surrounding uses from these noise impacts. In addition, future projects will be subject to project specific-noise and vibration evaluations during the appropriate environmental review process.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
				There are unincorporated areas that are known to have water quality problems.
b.	☐	☐	☒	Will the proposed project require the use of a private sewage disposal system?
				Public sewers are not available in all areas of Los Angeles County.
	☐	☐	☒	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
				Some unincorporated areas in Los Angeles County have septic system limitations.
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
				Mixed use projects facilitated by the ordinance may be subject to NPDES requirements.
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
				Mixed use projects facilitated by the ordinance may be subject to NPDES requirements.
e.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☒ Health Code Ordinance No. 7583, Chapter 5

☒ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. The proposed amendments do not constitute the proposed construction of a site-specific land use project. Subsequent projects will be subject to environmental review, as appropriate.

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Such sources exist throughout the unincorporated areas of Los Angeles County.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors:

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

The project is to amend the Zoning Ordinance as it relates to mixed use projects. The proposed amendments will not impact any Air Quality issues. Subsequent projects will be subject to environmental review, as appropriate.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Many areas within unincorporated Los Angeles County are relatively natural and undisturbed (per Los Angeles County SEA and ESHA maps).*
b.	☐	☐	☒	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *New mixed use projects facilitated by the ordinance within very high fire hazard severity zones will require the implementation of a fuel modification.*
c.	☐	☐	☒	Is a major drainage course located on the project site that is depicted on USGS quad sheets by a blue dashed line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream or lake? *New mixed use projects facilitated by the ordinance may be located near a drainage course, particularly as water wells may be located near a source of high ground water (per USGS maps).*
d.	☐	☐	☒	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *New mixed use projects facilitated by the ordinance may be located in unincorporated areas of Los Angeles County, where riparian or other sensitive habitats are known to exist.*
e.	☐	☐	☒	Does the project site contain oak or other unique native trees (specify kinds of trees)? *There are oaks and other unique native trees within the unincorporated areas of Los Angeles County.*
f.	☐	☐	☒	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *There are some unincorporated areas that contain sensitive species.*
g.	☐	☐	☒	Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____ *There are some unincorporated areas contain valuable wildlife corridors.*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

The proposal is to amend the Zoning Ordinance as it relates to mixed-use projects. Future projects may have to perform evaluations for the presence of specific biological resources, conduct tree surveys, or other applicable studies or permits as appropriate to the project site(s).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *There are areas that contain known archaeological resources or that contain features (drainage course, spring, knoll, rock outcroppings, or oak trees), which indicate potential archeaological sensitivity within the unincorporated areas of Los Angeles County.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *There are areas that contain rock formations indicating potential paleontological resources.*
c.	☐	☐	☒	Does the project site contain known historic structures or sites? *There are areas that contain known historic structures or sites.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. As such, subsequent projects would be reviewed, as appropriate, to determine if they would cause any impacts.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. The proposed amendments are not anticipated to have any effect on mineral resources. Subsequent projects will be subject to environmental review, as appropriate, to determine if they pose any potential impacts to the environment.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
				There is prime farmland in the unincorporated area (Los Angeles County Important Farmland map).
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. The proposed amendments will not, in and of themselves, create an impact to agriculture resources. Subsequent projects facilitated by the ordinance will be subject to environmental review, as appropriate, to determine if they pose any potential impacts to the environment.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *Some unincorporated area of Los Angeles County contains many significant viewshed and scenic resources.*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *Some areas are visible from regional riding or hiking trail.*
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *There are undeveloped or undisturbed area throughout the unincorporated areas of Los AngelesCounty.*
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed ordinance includes new development standards for mixed use projects in regards to height and density for residential uses in areas where surrounding land uses or existing community were not developed under the same standards.*
e.	☐	☐	☒	Is the project likely to create substantial sun shadow, light or glare problems? *As a result, land use density of a quqlified project may increase and/or development standards including setbacks and height restrictions modified. The proposed ordinance includes new development standards for mixed use projects in regards to height and density for residential uses. This may result in higher or massive structures relative to surrounding land uses.*
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. The proposed amendments will not, in and of themselves, create an impact to visual resources. Subsequent projects will be subject to environmental review, as appropriate, to determine if they pose any potential impacts to the environment.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? *The development of new mixed use projects, as may be facilitated by adoption of the ordinance amendments, could add incrementally to the overall increase in local traffic. Such impacts can only be addressed on a project-level review.*
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions?
c.	☐	☐	☒	Will the project result in parking problems with a subsequent impact on traffic conditions? *New construction of mixed use projects could result in parking shortages if parking needs are not adequately assessed and provided for in the project design.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. While the proposed amendments will create the potential for increased traffic associated with encouraging mixed use projects, the impact associated with the projects will be addressed at the invidual project level and will be required to go through environmental review as appropriate. In addition, standard conditions of approval applicable to all development projects include the payment of traffic mitigation fees, which serve to mitigate smaller projects and those determined to have only a generalized, incremental impact on the traffic system.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. The proposed amendments may create potential increased service system usage and the impact significant on those systems depend on existing demand and design capacity of such system. Subsequent projects, however, will be required, as appropriate, to go through an environmental review. Additional authorization in district annexation or system improvement may be required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create capacity problems at the district level?

There are known capacity problems within some school districts in the unincorporated areas of Los Angeles County.

b.	☐	☐	☒	Could the project create capacity problems at individual schools which will serve the project site?

There are known capacity problems within some individual schools in the unincorporated areas of Los Angeles County.

c.	☐	☐	☒	Could the project create student transportation problems?

The development of new mixed-use projects could create short-term student transportation problems for school districts in the unincorporated areas of Los Angeles County.

d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand?

The development of new mixed-use projects could create library impacts due to increased population and demand.

e.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. While the proposed amendments may create additional demand on existing schools and libraries, all projects facilitated by the ordinance will be subject to the same school and library impacts fees as required by Section 65995 of the Government Code and the applicable County ordinance.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

There are areas in the unincorporated areas of Los Angeles County that receive an undesirable level of Fire/Sheriff services.

The Sheriff's Department indicates that there is no established financial mechanism to sufficiently support a desirable level of services in the unincorporated areas of Los Angeles County.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. Subsequent projects facilitated by the proposed ordinance, however, will be required, as appropriate, to go through an environmental review.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *There are unincorporated areas of Los Angeles County known to have an inadequate public water supply to meet domestic needs or to have inadequate groundwater supply.*
b.	☐	☐	☒	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *There are unincorporated areas of Los Angeles County known to have an inadequate water supply and/or water pressure to meet fire fighting needs.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)? *There is an overall shortage in the County's landfill facilities.*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. While the proposed amendments may create potential increased service system usage, it is not expected that the increase would be significant. Subsequent projects will be required, as appropriate, to go through an environmental review to evaluate impacts.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

The proposed ordinance amendments relating to mixed use projects would encourage additional new dwelling units in commercial zones, but most of the standards would generally conform to the development standards for the underlying zone. Individually and cumulatively, the project could result in changes in the patterns, scale, or character of the general area or community. However, the County could typically expect that mixed use projects would be spread throughout the unincorporated area rather than concentrated in one area, and that the relative change in patterns, scale, or character, would be minimal in relation to the County as a whole.

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. Future projects facilitated by this ordinance will be subject to environmental review, as appropriate.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☐	☒	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *There are sites with soil toxicity problems and known groundwater contamination sources throughout the unincorporated areas of Los Angeles County.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☐	☒	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *There are known "brownfield" sites within the unincorporated areas of Los Angeles County, and future mixed use projects may be built on these sites once site clean-up and the necessary site remediation are completed.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. Future projects facilitated by the

ordinance will be subject to environmental review, as appropriate, on a project by project basis to evaluate site-specific contamination issues, if any.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other? _____
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. The proposed amendments are intended to facilitate the development of mixed use projects consistent with the General Plan and Housing Element.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☐	☒	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

New mixed use projects could require new or expanded recreational facilities for future residents.

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

The proposal is to amend the Zoning Ordinance as it relates to mixed use projects. Although the proposed amendments may create the potential demand for additional employment opportunities and recreational facilities, it is not expected that the increase will be significant. Future mixed use projects will be required to go through the appropriate environmental review, as appropriate, to evaluate any impacts to population, housing, employment, and recreational facilities.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/ No impact

DETAILED PROJECT DESCRIPTION

The project **RADV T2006-00009** consists of the adoption of an ordinance amending Title 22 of the Los Angeles County Code (Planning and Zoning) pertaining to mixed use projects. The amendments to Title 22 modify certain commercial zones (C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing) to allow mixed use projects, including mixed-use (residential/commercial) developments and joint live and work units, through an administrative procedure; add development and performance standards for mixed-use projects; prohibit or make certain commercial uses, otherwise allowed by-right, subject to permit in mixed use projects; allow certain less intensive commercial uses in joint live and work units; and restructure various sections of Title 22 for consistency and ease of use.

Adoption of the proposed ordinance will amend, delete, and add sections to the County Code. The County of Los Angeles Department of Regional Planning has drafted proposed changes to the existing Zoning Ordinance that supports the implementation of programs and policies contained in the adopted General Plan and Housing Element. Adoption of the Zoning Ordinance amendments will change certain development standards and review procedures within the unincorporated areas. The Zoning Ordinance amendments are considered to be subject to review under the California Environmental Quality Act (CEQA), and the analysis is contained herein.

It is important to note that, while the proposed Title 22 amendments will not result in a physical change to the environment, they would in some cases make the permitting process for conforming projects easier by removing or reducing certain regulatory barriers to specific types of mixed-use projects. However, in most cases, CEQA review of individual proposals on a project-by-project basis will continue to be necessary.

Development and performance standards for mixed-use projects:

In order to restructure the mixed use provisions in the Zoning Ordinance for ease of use, the Zoning Ordinance sections addressing general regulations and standards for mixed-use projects would be integrated into a new Part 18 (Mixed Use Developments) and a new Part 19 (Joint Live and Work Units) of Chapter 22.52.

Use exceptions:

The following uses are prohibited in the proposed ordinance for mixed use developments in certain commercial zones: adult entertainment/businesses; automotive or other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles; air pollution sampling stations; butane and propane service stations; car washes, automatic, coin operated, and hand wash; correctional institutions; dry cleaning plants, wholesale; earth stations; electric distribution substations, including microwave facilities; gas distribution depots, public utility; gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar gases in Interstate Commerce Commission approved-type cylinders; gas metering and control stations, public utility; hospitals; laundry plants, wholesale; live entertainment; juvenile halls; nightclub; shooting galleries; storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; telephone repeater stations; welding, machining, or open flame work.

The proposed ordinance subjects the following uses for mixed use developments in certain commercial zones to permit: assaying; auction houses; automobile rental and leasing agencies; automobile sales;

bakery good distributors; boat and other marine sale; communications equipment building; dog training schools; furniture transfer and storage; ice sales; laboratories, research, and testing; lodge halls; mobilehome sales; mortuaries; motion picture studios; motorcycle, motor scooter, and trail bike sales; parcel delivery terminals; radio and television broadcasting studios; recording studios; rental services; recreational vehicle rentals; recreational vehicle sales; trailer rentals, box and utility only; trailer sales, box and utility; taxidermists; tool rentals; truck rentals, excluding trucks with a capacity greater than two tons.

Provided that all development and performance standards for joint live and work units are met, the proposed ordinance permits the following uses for joint live and work units in certain commercial zones: antiques; architecture and building design; art studio, including painting and sculpturing; bookbinding; cartooning and animation; ceramics; clothing, design and sewing of; commercial art; costume designing; engraving of metal products; furniture, the crafting and assembly of; glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass; graphic design and display studio; interior decorating; jewelry, the creation of; leatherwork, using previously tanned leather; musical instruments, the creation and assembly of; offices for accountants, attorneys, computer software and multimedia professionals, consultants, insurance agents, real estate agents, travel agents, ornamental metal, provided that there are no forging works or any process used in bending or shaping; photography studio; picture mounting and framing; pottery, the throwing of; printing and publishing; shoes, footwear, the fabrication of; signs; silk screen processing; textile weaving, hand looms only; toys, the production of; transcription studios; watchmaking; woodcarving; wood products, the crafting of; the manufacture of the following products (in C-M only): aluminum, electronic appliances, bone, canvas, cloth, cosmetics (excluding soap), felt, fur, glass (provided no crucible shall exceed a capacity of 16 sq ft), instruments, jewelry, leather, metals (rare, precious or semi-precious), metal plating, optical goods, paper, perfume, plastic, shell, stone, textile, toiletries, wicker and bamboo, and yarn (excluding the dyeing of yarn).

Other ordinance edits and updates: Minor edits were completed to provide consistency between Ordinance Sections, to clarify the applicability of certain provisions, and to provide updated references. These edits do not involve a substantive change.

Due to the nature of the project – the adoption of amendments to the existing Zoning Ordinance to provide consistency with the General Plan and Housing Element, where the specific sites of future development activities are not yet known - there is a lack of site-specific knowledge with which to conduct a site-specific environmental review. Therefore, this environmental review is conducted at a "plan" level of analysis, rather than the more detailed site-specific level. No actual site-specific development is proposed by the Zoning Ordinance amendments. Therefore, an analysis which includes more detailed, site-specific information about any potential development impacts is not feasible at this time and would occur when the appropriate agency prepares a future environmental document in connection with site-specific project activities, pursuant to CCR §15152 (c).

A more detailed project-level analysis pursuant to the CEQA will continue to be required for any project activity that has the potential to impact the physical environment.

The list below references potential statutory and categorical exemptions that may apply to the mixed use projects facilitated by this project. Due to the CEQA exemptions available for affordable housing, small housing projects and infill housing, it is likely that some future development projects, which may be facilitated by adoption of the Zoning Ordinance amendments, could be considered exempt from project-level environmental review under CEQA. It is important to note, however, that use of CEQA exemptions is not authorized in cases where the individual circumstances of a particular development project have the reasonably foreseeable potential for negative environmental impacts (§ 15300.2), and any such future development projects will

continue to require project-level environmental review.

PRC, Division 13, Chapter 4.5, Article 6. Special Review of Housing Projects:
§ 21159.21 Exemption for qualified housing projects
§ 21159.23 Exemption for affordable low-income housing
§ 21159.24 Division not applicable to certain projects; exceptions

CCR, Title 14, Chapter 3, Article 18. Statutory Exemptions:
§ 15332 In-Fill Developments Projects.

According to CEQA requirements, the assessment of potential impacts resulting from a project (in this case, adoption of the proposed Zoning Ordinance amendments) is limited to the difference between the expected situation with the project (adoption of the proposed amendments), and the existing environment (no change to the existing Zoning Ordinance). Consistency between the General Plan and the Zoning Ordinance is required by State Law. Even without the adoption of the proposed amendments, the same unincorporated land area could reasonably be developed with mixed use projects consistent with the General Plan and Housing Element. Adoption of the Zoning Ordinance amendments would not allow the development of housing that would not otherwise be allowed under the General Plan and Zoning. The mixed use projects facilitated by this ordinance, particularly joint live and work units, would promote the jobs-housing balance by putting jobs in proximity to housing. In addition, mixed use projects combine primarily neighborhood-serving commercial uses with residential uses, which promote more pedestrian-oriented activities and relatively less reliance on automobiles. This is considered to be a positive environmental impact, reducing driving time, reducing air pollutant emissions, promoting more compact development (reducing the need for greenfield development), among other benefits.

The project is consistent with the General Plan and Housing Element by encouraging mixed use projects in commercially designated areas, and offering the appropriate incentives, such as permit streamlining, to encourage more diversity of housing types and more housing opportunities in the unincorporated areas. In addition, the ordinance encourages a combination of residential and commercial uses that are relatively less intensive than the uses that are already allowed in commercial zones.

The adoption of the proposed Zoning Ordinance amendments would not, in and of itself, have an impact on the physical environment. It would not authorize the development of specific mixed use projects; all new projects will continue to be subject to individual project review and analysis as required by CEQA. The project's potential for impacts of any type is limited to the extent to which they would facilitate the development of mixed use projects that would not be developed without the adoption of the amendments.

Draft 3/21/07

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 W TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: RADV T2006-00007 Mixed Use Ordinance

1. DESCRIPTION: The project RADV T2006-00009 consists of the adoption of an ordinance amending Title 22 of the Los Angeles County Code (Planning and Zoning) pertaining to mixed-use projects. The amendments to Title 22 modify certain commercial zones (C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing) to allow mixed use projects, including mixed use (residential/commercial) developments and joint live and work units, through an administrative procedure; add development and performance standards for mixed-use projects; prohibit or make certain commercial uses, otherwise allowed by-right, subject to permit in mixed use projects; allow certain less intensive commercial uses in joint live and work units; and restructure various sections of Title 22 for consistency and ease of use.

2. LOCATION: Countywide.

3. PROPONENT: Initiated by the Los Angeles County Regional Planning Commission.

4. FINDINGS OF NO SIGNIFICANT IMPACTS:
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012.

cc

PREPARED BY: Connie Chung, AICP, Acting Senior Planning Assistant
Housing Section

DATE: 3/21/07

Los Angeles County Department of Regional Planning
Housing Section

Addendum to the Draft Mixed Use Ordinance Initial Study and Negative Declaration

An Initial Study was prepared for the mixed use ordinance, in compliance with the California Environmental Quality Act and the Environmental Document Reporting Guidelines of the County of Los Angeles. The Initial Study shows that there is no substantial evidence that the ordinance would have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning prepared a Negative Declaration for the mixed use ordinance.

The following are points of clarification and corrections to the Initial Study.

1. The revised draft ordinance (the project) includes provisions that do not allow mixed use projects through a director's review if the mixed use project is located in any of the following: Significant Ecological Areas (SEAs); Environmentally Significant Habitat Areas (ESHAs); Very High Fire Hazard Severity Zones; on land with a slope of 25% or more; and on land not served by a public water and sewer system. These provisions further lessen the potential to have a significant impact on the environment.

2. The revised draft ordinance (the project) clarifies that mixed use projects are permitted through a ministerial procedure, provided that they meet all of the use exceptions, development standards and performance standards described in the project. In addition, the project clarifies that mixed use projects that fall outside of those parameters are subject to a discretionary procedure and the appropriate environmental review, which would be evaluated on a project-by-project basis.

3. Under "Services-1. Traffic/Access-Other Considerations," on page 20, the sentence that references traffic mitigation fees should be corrected to indicate that traffic mitigation measures would be requested, as needed, which would be determined on a project-by-project basis.

   There is a body of research that suggests that mixed use projects exhibit fewer vehicle trips than single-use, free-standing sites, and that travelers' trip-making decisions are influenced by contextual factors, such as density, diversity of uses, etc. (Source: Transportation Research Board, "Enhancing Internal Trip Capture Estimation for Mixed-Use Developments." http://www.trb.org/TRBNet/ProjectDisplay.asp?ProjectID=927)

Prepared by: Connie Chung, AICP, Acting Senior Planning Assistant, Housing Section
Approved by: Julie Moore, AICP, Supervising Regional Planner, Housing Section

REGIONAL PLANNING COMMISSION
PUBLIC HEARING PROCEEDINGS
MIXED USE ORDINANCE

April 25, 2007

The Commission conducted a public hearing to consider the proposed amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to modify certain commercial zones (C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing) to allow vertical mixed use (residential/commercial) developments and joint live and work units that adhere to specified use exceptions, development standards and performance standards, through a director's review; to restructure various sections of Title 22 for consistency and ease of use; and to consider the supporting environmental documentation.

The staff provided the Commission with a Power Point presentation, which includes an overview of the goals and provisions of the proposed ordinance, and examples of vertical mixed use developments and joint live and work units.

The staff also distributed copies and provided a summary of additional public comment letters received prior to the public hearing. The additional public comment letters came from five residents of Rowland Heights, one letter from the Rowland Heights Coordinating Council, five residents of unincorporated San Gabriel, and one resident of unincorporated East Los Angeles. Generally, the letters expressed opposition to the addition of an administrative procedure to allow mixed use projects in place of the existing conditional use permit requirement. Some of the letters suggested adding buffering provisions for nearby residential properties, excluding the provisions of the proposed ordinance in their respective communities and placing a moratorium on mixed use developments until further study can be done on the potential impact of mixed use projects.

During the public hearing, the staff recommended the following changes to the proposed ordinance for the Commission to consider:

- Add a covenant requirement in Part 18 of Chapter 22.52 for mixed use developments to ensure that future commercial uses adhere to the use exceptions specified in the proposed ordinance;

- Add language to specify that mixed use projects cannot be approved through an administrative procedure if they are located in any of the following areas: Significant Ecological Areas (SEA); Environmentally Sensitive Habitat Area (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25% or more; and on land not served by a public water and sewer system;

- Add language to clarify that mixed use projects approved through a director's review are ministerial;

- Merge Sections 22.52.1930 and 22.52.1940 into one section entitled "Use Exceptions—Prohibited Uses," based on the rationale that any use that does not comply with the draft ordinance is already subject to a conditional use permit.

During the public hearing, two members of the public spoke in opposition to the proposed ordinance. A resident of Rowland Heights, who spoke on behalf of the Rowland Heights Coordinating Council, conveyed opposition to the removal of the conditional use permit and the subsequent elimination of public hearings for mixed use projects. A resident of unincorporated San Gabriel suggested a height limit reduction for mixed use developments in zone C-3, from the proposed 60 ft. to 45 ft. The resident further expressed his desire for the East Pasadena-San Gabriel Community Standards District to remain unaffected by the proposed ordinance.

The staff responded by reiterating that the Community Standards Districts supersede the provisions of the proposed ordinance. In addition, the staff later conveyed to one of the testifiers that the height limit for zone C-3 in the East Pasadena-San Gabriel Community Standards District is 35ft.

Although the Commission expressed concerns over the real impact that the proposed ordinance could have on addressing housing needs with such modest provisions, they also understood that not all commercially zoned areas are near transit and may not be appropriate for larger mixed use projects. In addition, the Commission acknowledged that the proposed ordinance reflects the Board's motion and Commission's direction to prepare a countywide ordinance to address the need for housing, which affects all communities within the unincorporated areas. Furthermore, the Commission concurred that while the proposed ordinance, per se, is modest, that it can be meaningful when seen as part of multiple efforts to encourage residential and mixed uses in commercial zones.

The staff added that the recommendations from the 2005 report to the Board of Supervisors regarding residential and mixed uses in commercial zones included two steps—the first of which is reflected by the proposed ordinance and the second, which is a community by community, context-sensitive approach to encourage residential-only developments in commercial zones through an administrative procedure. The Commission added a suggestion for a third step, which is to focus more incentives and other concerted efforts to encourage more innovative and larger-scale mixed use projects in areas where it is appropriate to do so, such as around transit stations.

Commissioners Valadez, Bellamy, Helsley and Modugno (Rew, absent) voted to close the public hearing, and instructed the staff to return with changes to the proposed ordinance based on the recommendations made by staff at the public hearing.

May 30, 2007

The staff presented an overview of the revised draft ordinance to the Commission, which incorporates the changes discussed at the public hearing on April 25, 2007.

In addition, the staff provided an addendum to the draft initial study, which includes the following clarifications and minor corrections:

- That the potential to have a significant impact on the environmental is even more less-than-significant with the recent revision to the proposed ordinance to not allow mixed use projects through an administrative procedure if they are located within Significant Ecological Areas (SEAs), Environmentally Sensitive Habitat Areas (ESHAs); Very High Fire Hazard Severity Zones; on land with a slope of 25% or more; and on land not served by a public water and sewer system;

- That mixed use projects are permitted through a ministerial administrative procedure, provided that they meet all of the use exceptions, development standards and performance standards described in the project. In addition, the project clarifies that mixed use projects that fall outside of those parameters are subject to the existing discretionary procedure and appropriate environmental review, which would be evaluated on a project-by-project basis;

- That there is a body of research that suggests that mixed use projects exhibit fewer vehicle trips than single-use, free-standing sites, and that travelers' trip-making decisions are influenced by contextual factors, such as density, diversity of uses, etc;

- A correction to the sentence on page 20, "Services-1. Traffic/Access-Other Considerations," from a reference to traffic mitigation fees to traffic mitigation measures.

Commissioners Valadez, Bellamy, Helsley, Modugno, and Rew voted to approve resolution to recommend the proposed revised ordinance and negative declaration to the Board of Supervisors.

NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENTS TO TITLE 22 (PLANNING AND ZONING)
MIXED USE ORDINANCE

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of proposed amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to modify certain commercial zones to allow vertical mixed use (residential/commercial) developments and joint live and work units that adhere to specified use exceptions, development standards and performance standards, through an administrative procedure; and to restructure various sections of Title 22 for consistency and ease of use.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at _____a.m. on _____ pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following amendments:

1. To modify zones C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing to allow vertical mixed use (residential/commercial) developments and joint live and work units that adhere to specified use exceptions, development standards and performance standards, through a director's review, which is an administrative and ministerial procedure;
2. To add a new Part 18 Mixed Use Developments to Chapter 22.52 to specify development and performance standards, and to prohibit certain commercial uses, otherwise allowed by-right, for vertical mixed use developments allowed through a director's review;
3. To add a new Part 19 Joint Live and Work Units to Chapter 22.52 to specify development and performance standards and additional, less-intensive commercial uses for joint live and work units allowed through a director's review;
4. To restructure various sections of Title 22 for consistency and ease of use;
5. Such other amendments that, in the opinion of the Board of Supervisors, should be considered at this time.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Ms. Connie Chung at (213) 974-6425.

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

Si no entiende esta noticia o necesita mas información, por favor llame este numero: (213) 974-6425.

_____
SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

Michael Lewis
2149 E. Garvey Avenue N., Suite A-11
West Covina, CA 91791

A & S Engineering
207 West Alameda Avenue, #203
Burbank, CA 91502

Aaron Clark
Armbruster & Goldsmith, LLP
10940 Wilshire Blvd., Suite 2100
Los Angeles, CA 90024

STATE OF CALIFORNIA
ALCOHOL BEVERAGE CONTROL
222 E. HUNTINGTON DR., STE 114
MONROVIA, CA 91016-3500

Attn: Mike Molina, Chief of Staff
Councilwoman Janice Hahn
City of Los Angeles/15th County District
200 North Spring St., Rm 435
Los Angeles, CA 90012

JOHN BAKER
FORESTRY DIVISION
LOS ANGELES COUNTY FIRE DEPT.
1320 NORTH EASTERN AVENUE
LOS ANGELES, CA 90063-3294

TIM GROVER
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

MARK PESTRELLA
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

DONALD L. WOLFE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

LETTY SCHLEIKORN
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

ARMENIA HERNANDEZ
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

RANDINE RUIZ
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

PATRIC V. DECHELLIS
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

T. SCOTT SCHALES
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

BARRY WITLER
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

JAMES CHON
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

SARAH SCOTT
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

BARRY KURTZ
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

JAMES CHIANG
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

MASSIE MUNROE
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

SHARI AFSHARI
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

MARTINS AIYETIWA
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

RENE BOBADILLA (PJ-1)
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

JOHN KELLY
DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

RICK TSUSHIMA, ARCHITECT
751 E. GREEN ST., STE 9
ALHAMBRA, CA 91101-2124

LANI ALFONSO
DEPARTMENT OF PUBLIC WORKS
TRAFFIC & LIGHTING DIVISION
1000 SOUTH FREMONT AVENUE
BUILDING A-9E, 4th FLOOR
ALHAMBRA, CALIFORNIA 91803

DEPARTMENT OF PUBLIC WORKS
ROAD UNIT
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

DEPARTMENT OF PUBLIC WORKS
BUILDING & SAFETY DIVISION
SUBDIVISION MAPPING SECTION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

O.B. THOMPSON
DEPARTMENT OF PUBLIC WORKS
SOUTH WHITTIER FIELD OFFICE
13523 TELEGRAPH ROAD
WHITTIER, CA 90605

The William Warren Group
1445 W. Fifth Street
Santa Monica, CA 90401

DANIEL L. GOULD
2600 N. ALTADENA DR.
ALTADENA, CA 91001

Ivals D. Valdry
14719 S. Main Street
Gardena, CA 90247

Robert S. Sfreddo
10320 Valley View Avenue
Whittier, CA 90604

Jane Norine
Collier-Norine & Associates
5942 Midiron Circle
Huntington Beach, CA 92649

Erling & Alice Fredrickson
5486 Calle Real, #B217
Santa Barbara, CA 93111

DEPT. OF ANIMAL CARE & CONTROL
ANIMAL LICENSE DIVISION
5898 CHERRY AVENUE
LONG BEACH, CA 90805

FRANK HALL, CHIEF
VECTOR MANAGEMENT PROGRAM
DEPARTMENT OF HEALTH SVCS
5050 COMMERCE DRIVE
BALDWIN PARK, CA 91706-1432

Msgr. Terrance Fleming
Archdiocese of Los Angeles
Education & Welfare Corp.
3424 Wilshire Blvd.
Los Angeles, CA 90010

ATTN: AMIR ALAM
DEPARTMENT OF PUBLIC WORKS
GEOTECH & MATERIALS ENGINEERING DIV
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

ASL CONSULTING ENG.
3280 E. FOOTHILL BL.VD., #350
PASADENA, CA 91107

RICHARD D MC KELVEY
2243 CRESCENT DR.
ALTADENA, CA 91001

Monica Kao
The Architect Group
235 E. Main Street, Suite 200
Alhambra, CA 91801

ATTN: LUZMARIA CHAVEZ
BARRIO PLANNERS, INC.
5271 E. BEVERLY BOULEVARD
LOS ANGELES, CA 90022

Attn: Rodolfo Diaz
Community Health Foundation
3945 E. Whittier Boulevard
Los Angeles, CA 90023

Bearcat Builders
4824 West Avenue M-10
Quartz Hill, CA 93536

Dave Edwards, General Mgr.
BFI
14747 San Fernando Road
Sylmar, CA 91342

Louis Carlos Salgado
Building Design
7334 Topanga Canyon Boulevard, #108
West Hills, CA 91303

Attn: Andrew Wilson
Blu Croix, Ltd.,A Delaware Corp.
3961 Blackbird Way
Calabasas, CA 91302

Doug Meyer
BMS Communications, Inc.
4133 Guardian Street
Simi Valley, CA 93063-3382

BRIAN BOUDREAU
MALIBU VALLEY FARMS, INC.
26885 MULHOLLAND HIGHWAY
CALABASAS, CA 91302

Karen Blackwell
3815 Floresta Way
Los Angeles, CA 90043-1725

CAROL BLACK, PRINCIPAL
YBARRA ELEMENTARY SCHOOL
1300 BREA CANYON CUT-OFF ROAD
WALNUT, CA 91789

Attn: Tim Elliot
Community Development Comm.
2 Coral Circle
Monterey Park, CA 91755

Attn: Sharon Warfield
Community Development Comm.
2 Coral Circle
Monterey Park, CA 91755

Attn: Christine Figueroa
Community Development Comm.
2 Coral Circle
Monterey Park, CA 91755

Attn: Susana Oliveros
Community Development Comm.
2 Coral Circle
Monterey Park, CA 91755

Joan Wall, Development Specialist
Housing Development & Preservation
Community Development Comm.
2 Coral Circle
Monterey Park, CA 91755-7404

Mr. William Huang
Housing Development & Preservation
Community Development Comm.
2 Coral Circle
Monterey Park, CA 91755-7404

Syed Rushdy
Housing Development & Preservation
Community Development Comm.
2 Coral Circle
Monterey Park, CA 91755-7404

Attn: Maureen Ng
Community Development Comm.
4800 East Cesar E. Chavez
Los Angeles, CA 90022

Bob McNamara
Sunrise Development
13258 Ocean Vista Rd.
San Diego, CA 92130

Carlos Briseno
1205 S. Lark Ellen Avenue
West Covina, CA 91791

Chase U.S.A.
Post Office Box 15153
Phoenix, DE 19885-5153

Christopher Rizza
Cingular Wireless
12900 Park Plaza Drive
Cerritos, CA 90703

Travis Langley
5320 West 125th Street
Hawthorne, CA 90250

Attn: Celly Adamo
Delta Groups Engineering, Inc.
2362 McGaw Avenue
Irvine, CA 92614

Ryan Wells
Cingular Wireless
12900 Park Plaza Drive
Cerritos, CA 90703

ATTN: PLANNING DEPT.
CITY OF PASADENA
100 N. GARFIELD AVENUE
PASADENA, CA 91109-7215

James S. Pompy, Manager
Department of Conservation
Office of Mine Reclamation
801 "K" Street
Sacramento, CA 95814

Jeremy Siegel
Cingular Wireless
12900 Park Plaza Drive
Cerritos, CA 90703

ELAINE LEMKE
COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMIN.
500 WEST TEMPLE STREET
LOS ANGELES, CA 90012

Glen Stober, Assistant Director
Department of Conservation
Office of Mine Reclamation
801 "K" Street
Sacramento, CA 95814

PATRICIA CAPLETTE
2245 CRESCENT DR.
ALTADENA, CA 91001

Doug Kearney
The Consulting Group, Inc.
18500 Von Karman Ave., Suite 870
Irvine, CA 92612

Maria Cabildo
East Los Angeles Community Corp
530 S. Boyle Avenue
Los Angeles, CA 90033

CITY OF CARSON
PLANNING DEPARTMENT
701 E. CARSON
CARSON, CA 90745

JACK BREY
CRC ENTERPRISES
27600 BOUQUET CANYON RD., STE 200
SANTA CLARITA, CA 91350

ELOISA NUNEZ
245 W. 46TH STREET
LOS ANGELES, CA 90037

City of Los Angeles
Dept. of Water & Power
Post Office Box 51111
Los Angeles, CA 90051

MIKE FURNISS
CRC ENTERPRISES
27600 BOUQUET CANYON RD., STE 200
SANTA CLARITA, CA 91350

CARLOS JIMENEZ
4003 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

Zenobie M. Valdry
4261 Cloverdale Ave.
Los Angeles, CA 90008

Wil Nieves
Nieves & Associates
115 S. Juanita Avenue
Redondo Beach, CA 90277

ENRIQUE DIAZ
CITY OF SANTA CLARITA
23920 VALENCIA BLVD., STE. 302
SANTA CLARITA, CA 91355

PLANNING DIRECTOR
LOS ANGELES CITY PLANNING DEPT.
200 NORTH SPRING STREET, RM 525
LOS ANGELES, CA 90012

CHI PING CHAO
11236 VISTA LANE
EL MONTE, CA 91731

ATTN: ENVIRONMENTAL REVIEW
SANTA FE SPRINGS
DEPT. OF PLANNING & DEV.
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670-3658

SUE CHANG
MAJOR PERMITS SECTION
LOS ANGELES CITY PLNG DEPT.
200 NORTH SPRING STREET
LOS ANGELES, CA 90012

DAVID LEVINE
MARINA PACIFIC ASSOCIATES
4201 VIA MARINA
MARINA DEL REY, CA 90292

ATTN: SUK CHONG
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

David Kabishima, Acting Zoning Admin.
City of Los Angeles
200 North Spring Street, Room 763
Los Angeles, CA 90012

ATTN: ENVIRONMENTAL REVIEW
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

COLE LANDOWSKI
DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HYGIENE
5050 COMMERCE DRIVE, ROOM 115
BALDWIN PARK, CA 91706-1423

ATTN: ENVIRONMENTAL REVIEW
DEPARTMENT OF HEALTH SERVICES
VECTOR CONTROL
5050 COMMERCE DRIVE, ROOM 115
BALDWIN PARK, CA 91706-1423

ATTN: ENVIRONMENTAL REVIEW
DEPARTMENT OF HEALTH SERVICES
SOLID WASTE MGMT PROGRAMS
5050 COMMERCE DRIVE, ROOM 115
BALDWIN PARK, CA 91706-1423

ATTN: RICHARD WAGENER
DEPARTMENT OF HEALTH SERVICES
MTN, RURAL WATER, SEWERAGE & SUBDIV.
5050 COMMERCE DRIVE, ROOM 115
BALDWIN PARK, CA 91706-1423

LILY CUSICK
LOS ANGELES COUNTY FIRE DEPT.
FORESTRY DIVISION, PREVENTION BUREAU
5823 RICKENBACKER ROAD, RM. 123
COMMERCE, CA 90040-3027

ATTN: TOM KLINGER
LOS ANGELES COUNTY FIRE DEPT.
HEALTH HAZ MAT DIVISION/SITE MITIGATION
5825 RICKENBACKER ROAD
COMMERCE, CA 90040-3027

MICHAEL FLEISHER
LOS ANGELES COUNTY FIRE DEPT.
ENVIRONMENTAL REVIEW UNIT
12605 OSBORNE STREET
PACOIMA, CA 91331-2129

ATTN: ENVIRONMENTAL REVIEW
DEPARTMENT OF PARKS & RECREATION
433 S. VERMONT AVENUE
LOS ANGELES, CA 90020-1975

Attn: Kenny Zwick
Delta Groups Engineering, Inc.
2362 McGaw Avenue
Irvine, CA 92614

ATTN: ENVIRONMENTAL REVIEW
SANTA MONICA MTNS CONSERVANCY
5750 RAMIREZ CANYON RD.
MALIBU, CA 90265

RESOURCE CONSERVATION DISTRICT
OF THE SANTA MONICA MOUNTAINS
122 N. TOPANGA BLVD.
TOPANGA, CA 90290

ATTN: ENVIRONMENTAL REVIEW
MOUNTAINS RECREATION &
CONSERVATION AUTHORITY
5810 RAMIREZ CANYON RD.
MALIBU, CA 90265

ATTN: ENVIRONMENTAL REVIEW
CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 S. CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001

ATTN: ENVIRONMENTAL REVIEW
U.S. FISH & WILDLIFE SERVICES
VENTURA OFFICE
2493 PORTOLA ROAD, SUITE B
VENTURA, CA 93003

ATTN: SCOTT HARRIS
DEPARTMENT OF FISH & GAME
SOUTH COAST REGION 5
1508 N. HARDING AVENUE
PASADENA, CA 91104

CITY OF MALIBU
PLANNING DEPARTMENT
23555 CIVIC CENTER WAY
MALIBU, CA 90265

ATTN: ENVIRONMENTAL REVIEW
CITY OF SANTA FE SPRINGS
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

ATTN: ENVIRONMENTAL REVIEW
CITY OF LA MIRADA
13700 LA MIRADA BOULEVARD
LA MIRADA, CA 90638

ATTN: FRANK SIMPSON
DEPARTMENT OF PUBLIC WORKS
RIVERS & MOUNTAINS CONSERVANCY
900 S FREMONT AVE, ANNEX 2ND FL.
ALHAMBRA, CALIFORNIA 91803

ATTN: ENVIRONMENTAL REVIEW
CITY OF INDUSTRY
PLANNING DEPARTMENT
15651 E. STAFFORD STREET
INDUSTRY, CA 91744

ATTN: ENVIRONMENTAL REVIEW
CITY OF PASADENA
PLANNING & PERMITTING DEPT.
100 N. GARFIELD AVENUE, 2ND FL.
PASADENA, CA 91109-7216

George & Karen O'Connor
5308 West 124th Place
Hawthorne, CA 90250-4154

ATTN: ENVIRONMENTAL REVIEW
SOUTHERN CALIFORNIA EDISON CO.
800 WEST CIENEGA AVENUE
SAN DIMAS, CA 91773

ATTN: ENVIRONMENTAL REVIEW
CA DEPT. OF TOXIC SUBSTANCES CONTROL
GLENDALE REGIONAL OFFICE
1011 N GRANDVIEW AVENUE
GLENDALE, CA 91201

ATTN: ENVIRON REVIEW – PLNG DEPT
CITY OF LA HABRA
201 LA HABRA BOULEVARD
LA HABRA, CA 90633

ATTN: ENVIRONMENTAL REVIEW
ROWLAND HEIGHTS COMMUNITY
COORDINATING COUNCIL
PO BOX 8171
ROWLAND HEIGHTS, CA 91748

ATTN: ENVIRONMENTAL REVIEW
CITY OF INGLEWOOD
PLANNING DEPARTMENT
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301

ATTN: ENVIRONMENTAL REVIEW
CITY OF SOUTH GATE
PLANNING DEPARTMENT
8650 CALIFORNA AVENUE
SOUTH GATE, CA 90280

ATTN: ENVIRONMENTAL REVIEW
DEPARTMENT OF PARKS & RECREATION
WEST SECTOR RANGER STATION
900 WEST PACIFIC COAST HIGHWAY
MALIBU, CA 90265

ATTN: ENVIRONMENTAL REVIEW
CITY OF DIAMOND BAR
PLANNING DEPARTMENT
21825 COPLEY DRIVE
DIAMOND BAR, CA 91765

ATTN: ENVIRON REVIEW –TRAFFIC STUDY
CITY OF COMMERCE
PLANNING DEPARTMENT
2535 COMMERCE WAY
COMMERCE, CA 90040

ATTN: MIKE BAGHERI
CITY OF LOS ANGELES
DEPT OF TRANS - DEV REVIEW
100 S MAIN ST., 9TH FL., MAIL STOP 725
LOS ANGELES, CA 90012

ATTN: ENVIRONMENTAL REVIEW
LOS ANGELES CITY PLANNING DEPT.
200 NORTH SPRING STREET, 7TH FL.
LOS ANGELES, CA 90012

ATTN: LOCAL SCHOOL CAPACITY
LOS ANGELES UNIFIED SCHOOL DIST.
ENVIRONMENTAL HEALTH & SAFETY
1449 S. SAN PEDRO
LOS ANGELES, CA 90015

ATTN: ENVIRONMENTAL REVIEW
CA INTEGRATED WASTE MGMT. BOARD
PERMITTING & INSP. BRANCH, MS #15
1001 I STREET
POST OFFICE BOX 4025
SACRAMENTO, CA 95812-4025

ATTN: ENVIRONMENTAL REVIEW
CA DEPT. OF HSG. & COMM. DEV.
1800 THIRD STREET
SACRAMENTO, CA 95814

ATTN: ENVIRONMENTAL REVIEW
DEPT. OF WATER RESOURCES
1416 NINTH STREET
SACRAMENTO, CA 95814

ATTN: ENVIRONMENTAL REVIEW
CA DEPT. OF HSG. & COMM. DEV.
RIVERSIDE FIELD OFFICE
3737 MAIN STREET, STE. 400
RIVERSIDE, CA 92501

ATTN: ENVIRONMENTAL REVIEW
CITY OF LA PUENTE
COMMUNITY DEVELOPMENT
15900 MAIN STREET
LA PUENTE, CA 91744

ATTN: L. HAUSER, ENVIRON REVIEW
SCV TRAILS ADVISORY COMMITTEE
PARKS, REC & COMMUNITY SERVICES
23920 VALENCIA BLVD., SUTIE 120
SANTA CLARITA, CA 91355

ATTN: S. AMAGLIO, ENVIRON REVIEW
FEDERAL EMERGENCY MGMT AGENCY
1111 BROADWAY, SUITE 1200
OAKLAND, CA 94607

ATTN: ENVIRONMENTAL REVIEW
CITY OF ARCADIA
240 W. HUNTINGTON DRIVE
POST OFFICE BOX 60021
ARCADIA, CA 91066

ATTN: ENVIRONMENTAL REVIEW
MICHILLINDA PARK ASSOCIATION
3830 E. CALIFORNIA BOULEVARD
PASADENA, CA 91107

ATTN: ENVIRONMENTAL REVIEW
CHAPMAN WOODS ASSOCIATION
P.O. BOX 70524
PASADENA, CA 91117

ATTN: PLANNING DEPT.
ENVIRONMENTAL REVIEW
CITY OF TEMPLE CITY
9701 LAS TUNAS
TEMPLE CITY, CA 91780

ATTN: ENVIRONMENTAL REVIEW
CITY OF PALMDALE
38300 SIERRA HIGHWAY
PALMDALE, CA 93550

ATTN: PLNG DEPT/ENVIRON REVIEW
CITY OF LANCASTER
44933 N. FERN AVENUE
LANCASTER, CA 93534

Ron Andrade, Director
LA City/County Native American
Indian Commission
3175 West 6th Street, Rm. 403
Los Angeles, CA 90020

ATTN: ENVIRONMENTAL REVIEW
CITY OF COMPTON
PLANNING DEPARTMENT
205 S. WILLOWBROOK AVENUE
COMPTON, CA 90220

Cultural & Environmental Dept.
601 South Brand Blvd., Suite 102
San Fernando, CA 91340

Sam Dunlap, Tribal Secretary
Gabrielino/Tongva Council/
Gabrielino Tongva Nation
501 Santa Monica Blvd., Suite 500
Santa Monica, CA 90401-2415

Ms. Susan Frank
Gabrielino Bank of Mission Indians of
CA
P.O. Box 3021
Beaumont, CA 92223

Deron Marquez, Chairperson
San Manuel Band of Mission Indians
P.O. Box 266
Patton, CA 92369

Anthony Rivera, Chairperson
Juaneno Band of Mission Indians/
Acjachemen Nation
31411-A La Mantanza Street
San Juan Capistrano, CA 92675-
2674

Vincent Armenta, Chairperson
Santa Ynez Band of Mission
Indians
P.O. Box 517
Santa Ynez, CA 93460

Charles Cooke
32835 Santiago Road
Acton, CA 93510

Robert Dorme
5450 Slauson Avenue
Culver City, CA 90230

Beverly Salazar Folkes
1931 Shadybrook Drive
Thousand Oaks, CA 91362

ACTON TOWN COUNCIL
POST OFFICE BOX 810
ACTON, CA 93510

David Belardes, Chairperson
Juaneno Band of Mission
Indians, Acjachemen Nation
31742 Via Belardes
San Juan Capestrano, CA 92675

Sonia Johnston
Juaneno Bank of Mission Indians
P.O. Box 25628
Santa Ana, CA 92799

Ray Garwacki
Acton Town Council
35233 Via Famero
Acton, CA 93510

Dick Morris
Acton Town Council
2703 West Sierra Highway
Acton, CA 93510

Robert Connelly
Acton Town Council
P.O. Box 513
Acton, CA 93510

Michael Hughes
Acton Town Council
34805 Acton Canyon Road
Acton, CA 93510

Ray F. Billet
Acton Town Council
31880 Aliso Canyon Road
Palmdale, CA 93550

Bill Davis
Acton Town Council
35525 Crown Valley Road
Acton, CA 93510

Carl Young
Acton Town Council
35927 Trenmar Drive
Acton, CA 93510

Jacki Ayer
Acton Town Council
2010 West Avenue K, #701
Lancaster, CA 93536

Michael Foster
Acton Town Council
34575 Desert Road
Acton, CA 93510

Anthony Morales, Chairperson
Gabrieleno/Tongva Tribal
Council
P.O. Box 693
San Gabriel, CA 91778

Rev. Albert L. Wise, Senior Pastor
Del Aire Assembly of God
4955 West 119th Street
Hawthorne, CA 90250

Guillermina M. Flores
County of Los Angeles
Internal Services Dept., Contract Div.
1100 North Eastern Avenue, R 101
Los Angeles, CA 90063

John Valenzuela, Chairperson
San Fernando Band of Mission
Indians
P.O. Box 221838
Newhall, CA 91322

Attn: Tom O'Brien
Handelman Consulting
974 E. Claremont Street
Pasadena, CA 91104

Mark Levi
J.A.L., Inc.
31220 La Baya Drive, #101
Westlake Village, CA 91362

Eurostar, Inc.
13425 S. Figueroa Street
Los Angeles, CA 90061

Attn: Brett Hubinger
IDC
204 E. 17th Street, #202
Costa Mesa, CA 92627

James M. Fielden III
1055 West Avenue M, Suite 102
Lancaster, CA 93534

DAVID R. LEININGER, CHIEF
FORESTRY DIV., PREVENTION BUREAU
LOS ANGELES COUNTY FIRE DEPT.
5823 RICKENBACKER ROAD, RM. 123
COMMERCE, CA 90040-3027

Attn: Paul Warren
WGH Partnership
2066 West 11th Street
Upland, CA 91786-3509

Howard Groff
18251 Napa Street
Northridge, CA 91325

JOHNNY JEE, CHIEF
FORESTRY DIV., PREVENTION BUREAU
LOS ANGELES COUNTY FIRE DEPT.
5823 RICKENBACKER ROAD, RM. 123
COMMERCE, CA 90040-3027

Attn: Cole Landowski,
EnvironmentalReview
County of Los Angeles
Health Services – Environmental Hygiene
5050 Commerce Drive, Rm. 115
Baldwin Park, CA 91706-1423

Timothy McCauley
1901 N. Valley Street
Burbank, CA 91505-1325

BILL ROMO, DEPUTY FORESTER
FORESTRY DIVISION
LOS ANGELES COUNTY FIRE DEPT.
12605 OSBORNE STREET
PACOIMA, CA 91331

Richard Ambrosini
WFI
16795 Von Karman, Ste. 240
Irvine, CA 92606

ELA RECYCLING & TRANSFER
STATION
1512 N. BONNIE BEACH PL.
LOS ANGELES, CA 90063

D'Lynda Fischer
Fischer Associates
905 Victoria Avenue
Venice, CA 90291

Jason Kozora
Trillium Telecom Services
5912 Bolsa Avenue, Suite 202
Huntington Beach, CA 92649

STANLEY & JANE INOUYE
3815 N. EL SERENO AVENUE
ALTADENA, CA 91001

Chuck Raysbrook, Regional Manager
CA Dept. of Fish & Game
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123

Sarah Bow
InfraNext, Inc.
2927 De La Viña
Santa Barbara, CA 93105

Jerome Buckmelter Associates, Inc.
23534 Aetna Street
Woodland Hills, CA 91367

Attn: Michael Collier
Gianni & Associates
5942 Midiron Circle
Huntington Beach, CA 92649

Attn: Danny Gammage
L.A.U.S.D, Office of Environmental
Health & Safety
333 S. Beaudry Avenue, 20th Floor
Los Angeles, CA 90017

JIM COMBS
22508 MARKET STREET
SANTA CLARITA, CA 91321

Glen Adamick
Valencia Corporation
23823 Valencia Boulevard
Valencia, CA 91355

Barbara Farash
Infranext, Inc./Site Development
8577 Rugby Drive, Unit 103
West Hollywood, CA 90069

Jason Lee
J. Lee AIA & Associates
3130 Wilshire Boulevard, #301
Los Angeles, CA 90010

VIRGINIA MALOLES
DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH
SOLID WASTE MANAGEMENT PROGRAM
5050 COMMERCE DRIVE
BALDWIN PARK, CA 91706-1423

Scott Longhurst
Trillium Telecom Services
5912 Bolsa Avenue, Suite 202
Huntington Beach, CA 92649

Keith Pritsker
25670 Smoketree Lane
Valencia, CA 91381-0619

Robert B. Lamishaw
JPL Zoning Services, Inc.
6263 Van Nuys Boulevard
Van Nuys, CA 91401

Leslie Flores, Principal
Vantage Strategic Resources
733 W. Foothill Boulevard, #288
Upland, CA 91786

Lynne Plambeck
SCOPE
Post Office Box 1182
Santa Clarita, CA 91387

Attn: John Jacob
JT Engineering, Inc.
33336 N. Agua Dulce Cyn. Rd, #103
Agua Dulce, CA 91390

Lynn Heacox
Land and Water Co.
18822 Beach Boulevard, #209
Huntington Beach, CA 92648

HENRY PORTER
1641 W. 108TH STREET
LOS ANGELES, CA 90047-4412

Georgie Kajer
Kajer Architects
1210 E. Green Street, #101
Pasadena, CA 91106

MAREE HOEGER
2029 CUMBERLAND RD.
GLENDORA, CA 91741

HENRY PORTER
SOUTHWEST COMMUNITY ASSOC.
POST OFFICE BOX 47898
LOS ANGELES, CA 90047

KAREN BLEVINS
GORMAN REAL ESTATE CO., INC.
POST OFFICE BOX 88
GORMAN, CA 93243

AT&T c/o TACIT, INC.
510 CASTILLO STREET
SANTA BARBARA, CA 93101

LEE RENGER
2790 STOKES CANYON RD.
CALABASAS, CA 91203

Karl Hinderer, AICP
CC&R, Inc.
2649 Towngate Rd., Ste 100
Westlake Village, CA 91361

Mike Blackwell
17870 Skypark Circle, Suite 102
Irvine, CA 92614

BOBBIE FESLER
SR. ASST. DEPUTY COUNTY COUNSEL
606 KENNETH HAHN HALL OF ADMIN.
500 WEST TEMPLE STREET
LOS ANGELES, CA 90012

Carol Holmes
400 Kanan Road
Malibu, CA 90265

MILT GOFFMAN
18962 HARNETT STREET
NORTHRIDGE, CA 91326

ED MORRISSEY
DEPUTY COUNTY COUNSEL
602 KENNETH HAHN HALL OF ADMIN.
500 WEST TEMPLE STREET
LOS ANGELES, CA 90012

Robert R. Sims. P.E.
Land Design Consultants, Inc.
199 S. Los Robles Ave., Ste 250
Pasadena, CA 91101-2455

Steve Hunter, Vice President
Land Design Consultants, Inc.
199 S. Los Robles Ave., Ste 250
Pasadena, CA 91101-2455

JAIME SCHER
JANE MC ALLISTER
1550 HENRY RIDGE
MOUNTAINWAY
TOPANGA, CA 90290

JAMES D. WRIGLEY
2340 STOKES CANYON RD.
CALABASAS, CA 91203

PACIFIC BELL TELEPHONE CO.
100 N. STONEMAN AVE., RM. 130
ALHAMBRA, CA 91801

Britton McLinn
10808 Debra Avenue
Granada Hills, CA 91344

James Rasmussen
West Pointe Homes
26500 W. Agoura Road, #652
Calabasas, CA 91302

BOB SINGER
2301 STOKES CANYON RD.
CALABASAS, CA 91203

Carolyn Seitz
Ingram-Seitz & Associates
Post Office Box 265
Altadena, Ca 91003-0265

JEFF SEYMOUR
JEFF SEYMOUR CONSULTING GROUP
2015 TOWNSGATE RD., SUITE 140
WESTLAKE VILLAGE, CA 91361-3090

STANLEY LAMPORT
COX, CASTLE & NICHOLSON, LLP
2049 CENTURY PARK EAST, 28TH FL.
LOS ANGELES, CA 90067-3284

Cougar Hill Ranch
34270 Cheseboro Road
Palmdale, CA 93552

Jim Marquez
Jim Marquez Planning & Design
1218 El Prado Avenue, #128
Torrance, CA 90501

James Cooke
Painted Turtle Camp Foundation, Inc.
3969 Villa Costera Drive
Malibu, CA 90265

SUSAN KOLEDA
CITY OF PALMDALE
PLANNING DEPT.
38300 N. SIERRA HIGHWAY
PALMDALE, CA 93550

BRIAN BOUDREAX
2200 STOKES CANYON RD.
CALABASAS, CA 91203

BARRY HOGAN, PLANNING
DIRECTOR
CITY OF MALIBU
23555 CIVIC CENTER WAY
MALIBU, CA 90265

JIM PARK
DEPT. OF PARKS & RECREATION
433 S. VERMONT AVENUE
LOS ANGELES, CA 90020

MARY ALISI
26717 MULHOLLAND HWY.
CALABASAS, CA 91203

DOROTHEA PARK
CHIEF ADMINISTRATIVE OFFICE
750 KENNETH HAHN HALL OF ADMIN.
500 W. TEMPLE STREET
LOS ANGELES, CA 90012

RON KRALL
CONSOLIDATED SERVICES
12949 TELEGRAPH
SANTA FE SPRINGS, CA 90670

JOHN DENOVE
2290 STRADELLA RD.
LOS ANGELES, CA 90077

BETTY MORRISON
2525 CORPORATE PLACE
MONTEREY PARK, CA 91754

NATSUE N. SHEPPARD
KING R. WOODS & ASSOC., INC.
3699 WILSHIRE BLVD., STE. 601
LOS ANGELES, CA 90010

MARK CORDIEL
2200 STOKES CANYON RD.
CALABASAS, CA 91203

GREG MEDEIROS
VALENCIA COMPANY
23823 VALENCIA BLVD.
VALENCIA, CA 91355-2194

RAUL THOMPSON
TSUMANI DESIGN
3145 LLOYD STREET
SAN DIEGO, CA 92117

BJans Mini-Mart, Inc.
18034 Ventura Boulevard, #232
Encino, Ca 91316

Jennifer Moser
Moser Consulting
14144 Central Avenue, Suite A
Chino, CA 92710

CHIEF OF PLANNING
LOS ANGELES COUNTY
DEPT. OF PARKS & RECREATION
433 S. VERMONT AVENUE, 4TH FLOOR
LOS ANGELES, CA 90020

Lari Sheehan
Assistant Admin. Officer
Chief Administrative Office
723 Hahn Hall of Admin.
500 W. Temple Street
Los Angeles, CA 90012

Saul Jaffe
Neufeld, Jaffe, Levin & Colantuono, LLP
555 West Fifth Street, 30th Floor
Los Angeles, CA 90013

DIRECTOR
LOS ANGELES COUNTY
DEPARTMENT OF PARKS & RECREATION
433 S. VERMONT AVENUE, 4TH FLOOR
LOS ANGELES, CA 90020

David E. Janssen
Chief Administrative Officer
723 Kenneth Hahn Hall of Admin.
500 W. Temple Street
Los Angeles, CA 90012

Steven W. Weston
Weston Benshoof Rochefort
Rubalcava MacCluish LLP
333 South Hope Street, 16th Floor
Los Angeles, CA 90071

Tom Schiffilea
Pasadena Moving & Storage
5216 Walnut Grove Avenue
San Gabriel, CA 91776

Michael Pauls Assoc.
203 Argonne Avenue, #141
Long Beach, CA 90803

STANLEY LAMPORT
COX, CASTLE & NICHOLSON, LLP
2049 CENTURY PARK EAST, 28TH FL.
LOS ANGELES, CA 90067-3284

COREY HARPOLE
NEWHALL LAND & FARMING CO.
23823 VALENCIA BOULEVARD
VALENCIA, CA 91355

Ryan Wells
MMI, Inc.
12900 Park Plaza Drive, 3RD Fl.
Cerritos, CA 90703

CHARLES MOORE
COX, CASTLE & NICHOLSON, LLP
2049 CENTURY PARK EAST, 28TH FL.
LOS ANGELES, CA 90067-3284

NANCY MONTGOMERY
NEWTECH RESOURCES
2501 ALTON PKWY
IRVINE, CA 92606-5026

ASSISTANT DIRECTOR
LOS ANGELES COUNTY
DEPARTMENT OF PARKS & RECREATION
433 S. VERMONT AVENUE, 4TH FLOOR
LOS ANGELES, CA 90020

CHRISTOPHER R. CHELEDEN, ESQ.
COX, CASTLE & NICHOLSON, LLP
2049 CENTURY PARK EAST, 28TH FL.
LOS ANGELES, CA 90067-3284

Mike Dowling
Sprint-Nextel
310 Commerce
Irvine, CA 92602-1300

GIL LOPEZ
c/o STEPHANIE ERICKSON
LA CO DEPT OF PARKS & RECREATION
2525 MICHIGAN AVENUE, BLDG. F-1
SANTA MONICA, CA 90404

Peter Hersh
Cox, Castle & Nicholson
19800 MacArthur Blvd., Suite 500
Irvine, CA 92612-2434

Maree Hoeger
Sprint-Nextel
310 Commerce
Irvine, CA 92602-1300

Thesha Blas
Parsons
2201 Dupont Drive, Ste. 200
Irvine, CA 92612

Bruce G. Ehrlich
Nossaman, Guthner, Knox & Elliott
445 S. Figueroa Street, 31st Floor
Los Angeles, CA 90071

Patrick Michell
Latham & Watkins
633 West Fifth Street, Suite 4000
Los Angeles, CA 90071-2007

Vintage Communities
18401 Von Karman Ave., Suite 350
Irvine, CA 92612-8541

U.S. Forest Service
Visitors' Center
Mt. Baldy Village, CA 91759

Patty Mejia
Whalen & Company, Inc.
357 Van Ness Way, Ste. 150
Torrance, CA 90501

Anne Hung
Pica & Sullivan Architects, Ltd.
1036 S. Alfred Street
Los Angeles, CA 90035

Hoan Tang
Non-Chapter 15
Regional Water Quality Board
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

Roger Pugliese
Topanga Association For A Scenic Comm.
Post Office Box 352
Topanga, CA 90290

Ramon Navarrete
Pillsbury Winthrop LLP
725 S. Figueroa, Suite 2800
Los Angeles, CA 90017

William S. Waller, Esq.
Pillsbury Winthrop LLP
725 S. Figueroa, Suite 2800
Los Angeles, CA 90017

CHAPMAN WOODS ASSOCIATION
P.O. BOX 70524
PASADENA, CA 91117

DENNIS HUNTER
DEPT. OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
900 S. FREMONT AVENUE, 3RD FL.
ALHAMBRA, CA 91803

GIL GARCIA
DEPT. OF PUBLIC WORKS
900 S. FREMONT AVENUE
ALHAMBRA, CA 91803

Ryan Shields
Pyramid Network Services
394 S. Evergreen Drive
Ventura, CA 93003

Thomas Gorham
Pyramid Network Services
394 S. Evergreen Drive
Ventura, CA 93003

James Calkins
Pyramid Network Services
394 S. Evergreen Drive
Ventura, CA 93003

Radoslav L. Sutnar
Sutnar + Sutnar
445 N. Rossmore Avenue
Los Angeles, CA 90004

Donna Shen
Schmitz & Associates
29350 W. Pacific Coast Hwy, Suite 12
Malibu, CA 90265

CITY OF ROLLING HILLS
2 PORTUGUESE BEND RD.
ROLLING HILLS, CA 90274

ATTN: OSCAR W. ORCI, PLNG. DIR.
CITY OF ROLLING HILLS ESTATES
4045 PALOS VERDES DRIVE, N.
ROLLING HILLS ESTATES, CA 90274

ATTN: JOEL ROJAS, DIR. OF PLNG.
BUILDING & CODE ENFORCEMENT
CITY OF RANCHO PALOS VERDES
30940 HAWTHORNE BOULEVARD
RANCHO PALOS VERDES, CA 90275

Mr. Roger Van Wert
Alan, Matkins, Leck, Gamble & Mallory, LLP
515 South Figueroa Street, 7th Floor
Los Angeles, CA 90071

GLEN GERSON
327 S. LATIGO CANYON RD.
MALIBU, CA 90265

RICHARD WAGENER
DEPT. OF HEALTH SERVICES
2525 CORPORATE PLACE, ROOM 150
MONTEREY PARK, CA 91755

RICHARD WEISS
DEPUTY COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMIN.
500 WEST TEMPLE STREET
LOS ANGELES, CA 90012

ROB SEARCY
5757 W. CENTURY BLVD., SUITE 604
LOS ANGELES, CA 90045-6407

JAMES WOODSON
TERRA FIRMA SERVICES
5757 W. CENTURY BLVD, SUITE 604
LOS ANGELES, CA 90045-6407

Sprint PCS
18200 Von Karman Avenue, #100
Irvine, CA 92612

Victoria Norwood
157 N. Topanga Canyon Boulevard
Topanga, CA 90290

STATE AUDITOR
CALIF CALIFORNIA. INTEGRATED
WASTE MGMT BOARD
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814

Marvin Callejas
BMS Communications, Inc.
980 Enchanted Way, Suite 204
Simi Valley, CA 93065

Mr. John D. Kilgore
County Sanitation District of L A County
1955 Workman Mill Road
Whittier, CA 90607-4998

Ernie Hommerding
Santiago Associates
17541 17th Street
Tustin, CA 92780-1934

Albertsons, Inc.
250 Parkcenter Boulevard
Boise, ID 83706

Ms. Frank Weiser
3460 Wilshire Boulevard # 903
Los Angeles, California 90010

Ms. Tamara Bergum
1456 East Philadelphia Street #
346
Ontario, California 91761

Jim Kelly
SBA Network Services, Inc.
150 Paularino Avenue, Ste. A-166
Costa Mesa, CA 92626

Ms. Karen Rosenthal
207 North Harvard
Claremont, California 91711

Brenda Luster
Schmitz & Associates
29350 W. Pacific Coast Hwy, Suite 12
Malibu, CA 90265

Attn: Patricia Ruiz
SRES Corp.
310 Commerce
Irvine, CA 92602-1300

Ms. Lisa M. Beauvais
715 West Baseline Road
Claremont, California 91711

Mindy Commins
Schmitz & Associates
29350 W. Pacific Coast Hwy, Suite 12
Malibu, CA 90265

STEVEN ROSS
PLAYA VISTA
12555 W. JEFFERSON BLVD.
LOS ANGELES, CA 90066

Best Best & Krieger LLP
Mr. Steve Anderson
3750 University Ave., Suite 400
Riverside, California 92501

Bret Carman
Santa Catalina Island Co.
Post Office Box 737
Avalon, CA 90704

Glen Adamick
Valencia Corporation
23823 Valencia Boulevard
Valencia, CA 91355

California Regional Water Control Board
Mr. Dennis Dasker, Chief
Watershed Regulatory Section
320 West 4th Street, Suite 200
Los Angeles, California 90013

Santa Catalina Island Conservancy
Post Office Box 2739
Avalon, CA 90704

SV, LLC
1161 W. SEPULVEDA BLVD.
TORRANCE, CA 90502

Mr. Mike Noonan
643-B South Indian Hill
Claremont, California 91711

William Bennett
SpectraSite Communications, Inc.
2201 Dupont Drive, #340
Irvine, CA 92612

SHANNON MORRELLI
2368 EASTMAN AVENUE, STE. 4
VENTURA, CA 93003-5770

Stanley Szeto
Szeto & Associates
879 West Ashiya Road
Montebello, CA 90640

Steve Frank
Tait & Associates
701 Parkcenter Drive
Santa Ana, CA 92705

Shannon Morrelli
3160 Peninsula Road, #603
Oxnard, CA 93036

Debra Okano
T-Mobile
2008 McGaw Avenue
Irvine, CA 92614

Hannelore Jewell
3800-284 Bradford
La Verne, California 91750

SHIREEN RAHNEMA
LATHAM & WATKINS
633 W. 5TH STREET, SUITE 4000
LOS ANGELES, CA 90071-2007

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006

Mr. Thomas S. Morris
3005 Rockmont Avenue
Claremont, California 91711

Linda Paul
Verizon Wireless
15505 Sand Canyon Avenue, #D1-B244
Irvine, CA 92618-3114

Ms. Tamara Bergum
715 West Baseline Road
Claremont, California 91711

John Lee
The Tenant Group
800 S. Rochester Ave., Suite C
Ontario, CA 91761

Verizon California, Inc.
112 S. Lakeview Cyn Rd, #CA501VK
Thousand Oaks, CA 91362

Sprint Telephony PCS, L.P.
4683 Chabot Drive, Suite 100
Pleasanton, CA 94588

Tim Riley
8537 Wakefield Avenue
Panorama City, CA 91402

Mr. George Bailey
2129 Villa Maina Road
Claremont, California 91711

RAY MELLADO
3900 WHITESIDE STREET
LOS ANGELES, CA 90063

Patti Mejia
Whalen & Company, Inc.
970 West 190th, Suite 300
Torrance, CA 90502

FELIX ROBLES
1537 N. BONNIE BEACH PL.
LOS ANGELES, CA 90063

STEVE FREED
8075 W. THIRD STREET
LOS ANGELES, CA 90048

VERNON ST CLAIR
25550 HAWTHORNE
BOULEVARD, #106
TORRANCE, CA 90505

STACY WEST
1547 N. KNOWLES AVENUE
LOS ANGELES, CA 90063

NELLY CASTELLANOS
2525 CORPORATE PL., #150
MONTEREY PARK, CA 91754

PETER ELIAS
14549 ARCHWOOD ST., #301
VAN NUYS, CA 91405

Cecilia Garcia
Los Angeles County
Treasurer & Tax Collector
222 N. Grand Avenue, Rm. 461
Los Angeles, CA 90012

Jil Egerman
Intergovernmental Review
SCAG
818 West Seventh Street
Los Angeles, CA 90017

Woodcrest Library
1340 W. 106th Street
Los Angeles, CA 90044

Alondra Library
11949 Alondra Boulevard
Norwalk, CA 90650

Artesia Library
18722 S. Clarkdale Avenue
Artesia, CA 90701

A.C. Bilbrew Library
150 E. El Segundo Boulevard
Los Angeles, CA 90061

Clifton M. Brakensiek Library
9945 E. Flower Street
Bellflower, CA 90706

Compton Library
240 W. Compton Boulevard
Compton, CA 90220

East Rancho Dominguez Library
4205 E. Compton Boulevard
E. Rancho Dominguez, CA 90221

Florence Library
1610 E. Florence Avenue
Los Angeles, CA 90001

Graham Library
1900 E. Firestone Boulevard
Los Angeles, CA 90001

Hawaiian Gardens Library
12100 E. Carson Street, #E
Hawaiian Gardens, CA 90716

Hollydale Library
12000 S. Garfield Avenue
South Gate, CA 90280

Angelo M. Iacaboni Library
4990 Clark Avenue
Lakewood, CA 90712

Norwalk Regional Library
12350 Imperial Highway
Norwalk, CA 90650

George Nye, Jr. Library
6600 Del Amo Boulevard
Lakewood, CA 90713

Paramount Library
16254 Colorado Avenue
Paramount, CA 90723

La Mirada Library
13800 La Mirada Boulevard
La Mirada, CA 90638

Lynwood Library
11320 Bullis Road
Lynwood, CA 90262

South Whittier Library
14433 Leffingwell Road
Whittier, CA 90604

Leland R. Weaver Library
4035 Tweedy Boulevard
South Gate, CA 90280

Willowbrook Library
11838 Wilmington Avenue
Los Angeles, CA 90059

Bell Library
4411 E. Gage Avenue
Bell, CA 90201

Bell Gardens Library
7110 S. Garfield Avenue
Bell Gardens, CA 90201

City Terrace Library
4025 E. City Terrace Drive
Los Angeles, CA 90063

Cudahy Library
5218 Santa Ana Street
Cudahy, CA 90201

East Los Angeles Library
4801 E. 3rd Street
Los Angeles, CA 90022

El Camino Real Library
4264 E. Whittier Blvd.
Lost Angeles, CA 90023

Chet Holifield Library
1060 S. Greenwood Avenue
Montebello, CA 90640

Huntington Park Library
6518 Miles Avenue
Huntington Park, CA 90255

Los Nietos Library
11644 E. Slauson Avenue
Whittier, CA 90606

Maywood Cesar Chavez Library
4323 E. Slauson Avenue
Maywood, CA 90270

Montebello Regional Library
1550 W. Beverly Boulevard
Montebello, CA 90640

Pico Rivera Library
9001 Mines Avenue
Pico Rivera, CA 90660

Anthony Quinn Library
3965 Cesar Chavez Avenue
Los Angeles, CA 90063

Rivera Library
7828 S. Serapis Avenue
Pico Rivera, CA 90660

Rosemead Library
8800 Valley Boulevard
Rosemead, CA 91770

San Gabriel Library
500 S. Del Mar Avenue
San Gabriel, CA 91776

Charter Oak Library
20540 E. Arrow Hwy., Ste. K
Covina, CA 91724

Claremont Library
208 N. Harvard Avenue
Claremont, CA 91711

Diamond Bar Library
1061 S. Grand Avenue
Diamond Bar, CA 91765

Duarte Library
1301 Buena Vista Street
Duarte, CA 91010

El Monte Library
3224 N. Tyler Avenue
El Monte, CA 91731

Hacienda Heights Library
16010 La Monde Street
Hacienda Heights, CA 91745

La Puente Library
15920 E. Central Avenue
La Puente, CA 91744

La Verne Library
3640 "D" Street
La Verne, CA 91750

Live Oak Library
4153-55 E. Live Oak Avenue
Arcadia, CA 91006

Norwood Library
4550 N. Peck Road
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Lomita, CA 90717

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Manhattan Beach, CA 90266

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12700 S. Grevillea Avenue
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Lawndale, CA 90260

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23975 Park Sorrento
Calabasas, CA 91302

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18601 Soledad Canyon Road
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La Canada Flintridge Library
4545 N. Oakwood Avenue
La Canada Flintridge, CA 91011

La Crescenta Library
4521 La Crescenta Avenue
La Crescenta, CA 91214

Lake Los Angeles Library
16921 E. Avenue O, #A
Palmdale, CA 93591

Lancaster Library
601 W. Lancaster Boulevard
Lancaster, CA 93534

Agoura Hills Library
29901 Ladyface Court
Agoura Hills, CA 91301

Littlerock Library
35119 80th Street East
Littlerock, CA 93543

Malibu Library
23519 W. Civic Center Way
Malibu, CA 90265

Newhall Library
22704 W. Ninth Street
Santa Clarita, CA 91321

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42018 N. 50th Street West
Quartz Hill, CA 93536

San Fernando Library
1050 Library Street
San Fernando, CA 91340

Valencia Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355

Westlake Village Library
4371 Park Terrace Drive
Westlake Village, CA 91361

Avalon Library
215 Sumner Avenue
Post Office Box 585
Avalon, CA 90704

Attn: Lydia Wang
Carson Library
151 E. Carson Street
Carson, CA 90745

Culver City Library
4975 Overland Avenue
Culver City CA 90230

Altadena Library
600 East Mariposa Street
Altadena, CA 91001

View Park Library
3854 W. 54th Street
Los Angeles, CA 90043

Palmdale Library
700 E. Palmdale Boulevard
Palmdale, CA 93550

Peninsula Center Library
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Chatsworth, CA 91311

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5939 Golden West Avenue
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Sorenson Library
11405 E. Rose Hedge Drive
Whittier, CA 90606

Bob Lucas Memorial Library
2659 N. Lincoln Avenue
Altadena, CA 91001

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Wrightwood Branch
6014 Park Drive
Wrightwood, Ca 92397

Angeles Mesa Library
2700 W. 52nd Street
Los Angeles, CA 90043

Baldwin Park Library
4181 Baldwin Park Boulevard
Baldwin Park, CA 91706

Lloyd Taber Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292

MICHAEL COYE
CHAPMAN WOODS HOMEOWNERS ASSN.
3471 YORKSHIRE RD.
PASADENA, CA 91107

ACTON TOWN COUNCIL
POST OFFICE BOX 810
ACTON, CA 93510

ATTN: JUDY ROOT
EL CAMINO COMMUNITY ASSN.
15427 PATRONELLA AVENUE
GARDENA, CA 90249

MARY GAVIN
1641 BRUIN STREET
LOS ANGELES, CA 90047

PUENTE HILLS NATIVE HABITAT
PRESERVATION AUTHORITY
7702 WASHINGTON AVENUE, STE. C
WHITTIER, CA 90602

LAKE L. A. NEWS
P.O. BOX 500109
LAKE LOS ANGELES, CA 93591

Rajesh K. Patel
Department of Public Works
900 S. Fremont Ave.
Alhambra, California 91803

WAYNE ARGO, DIRECTOR
ASSOC. OF RURAL TOWN COUNCIL
POST OFFICE BOX 358
LITTLEROCK, CA 93543-0358

ATTN: REAL ESTATE EDITOR
ANTELOPE VALLEY PRESS
POST OFFICE BOX 4050
PALMDALE, CA 93590-4050

ANTELOPE VALLEY COLLEGE
OFFICE OF BUSINESS SVCS.
3041 WEST AVENUE K
LANCASTER, CA 93534

Wayne Argo
Association of Rural Town Council (ARTC)
P.O. Box 358
Littlerock, CA 93543-0358

Ronni Digiovani
Association of Rural Town Council (ARTC)
P.O. Box 358
Littlerock, CA 93543-0358

Chuck Crandall
Association of Rural Town Council (ARTC)
P.O. Box 358
Littlerock, CA 93543-0358

Roger Gillen
Association of Rural Town Council (ARTC)
P.O. Box 358
Littlerock, CA 93543-0358

Dorothea Park
CAO, Room 723
Kenneth Hahn Hall of Admin.
500 W. Temple St.
Los Angeles, California 90012

DR. RALPH PACHECO, PRESIDENT
WHITTIER COMM COORD COUNCIL
9957 DUPAGE AVENUE
WHITTIER, CA 90602-1772

ATTN: PRESIDENT
LAKE LOS ANGELES CH/COMMERCE
POST OFFICE BOX 500071
LAKE LOS ANGELES, CA 93591

EVELEEN W WINTERS
13659 VICTORY BOULEVARD
VAN NUYS, CA 91401

JIM MCAVOY
3625 E AVENUE T-6
PALMDALE, CA 93550

JACK PORRELLI, NEWS EDITOR
MOUNTAINEER PROGRESS
POST OFFICE BOX 290130
PHELAN, CA 92329

LLANO COMMUNITY ASSN. INC.
BOX 7
LLANO, CA 93544

Lake Los Angeles Town Council
P.O. Box 50012
Palmdale, Ca 93591

Marlene Olivares
Lake Los Angeles Town Council
17238 Queensglen Street
Palmdale, CA 93591

Lori Peterson
Lake Los Angeles Town Council
40263 N. 161st Street East
Palmdale, Ca 93591

Robin Nute
Lake Los Angeles Town Council
16625 Jubilee Trail
Palmdale, CA 93591

Scott Lezak
Lake Los Angeles Town Council
38905 161st Street East
Palmdale, CA 93591

Richard Davis
Lake Los Angeles Town Council
17739 Mossdale
Lancaster, CA 93535

Kathy Terronnes
Lake Los Angeles Town Council
40902 N. 163rd Street East
Lancaster, Ca 93535

ATTN: BOB JOHNSTONE
AFFTC/XRX
EDWARDS AFB, CA 93523-5000

LITTLEROCK TOWN COUNCIL
POST OFFICE BOX 190
LITTLEROCK, CA 93543

Stanley R. Hoffman
Stanley R. Hoffman Associates
11661 San Vicente Blvd., Suite 306
Los Angeles, CA 90049

ATTN: DWIGHT DEAKIN
AFFTC/XRX
1 SOUTH ROSAMOND BOULEVARD
EDWARDS AFB, CA 93524-1036

ATTN: PAM JEGLUM
AFFTC/XRX
1 SOUTH ROSAMOND BOULEVARD
EDWARDS AFB, CA 93524-1036

OFFICE MANAGER
SHADOW ACRES MUTUAL WATER CO.
P.O. BOX 900669
PALMDALE, CA 93590

VANCE POMEROY, PRESIDENT
JUNIPER HILLS TOWN COUNCIL
29319 N. 121ST STREET EAST
JUNIPER HILLS, CA 93543

WORKMAN HOMEOWNER'S ASSN.
POST OFFICE BOX 2146
LA PUENTE, CA 91746

MARY GRIFFIN
1604 DUKE DRIVE
BAKERSFIELD, CA 93305-1622

Susanne Richter
Juniper Hills Town Council
P.O. Box 290
Pearblossom, CA 93553

Dave Reichel
Juniper Hills Town Council
10570 Cima Mesa Road
Juniper Hills, CA 93543

Don Pierce
Juniper Hills Town Council
29441 N. 106th Street East
Juniper Hills, CA 93543

Michael Weatherbie
Juniper Hills Town Council
9950 Cima Mesa Road
Juniper Hills, CA 93543

Douglas DiJulio
Juniper Hills Town Council
P.O. Box 605
Littlerock, CA 93543

Walt Grabe
Juniper Hills Town Council
P.O. Box 57
Pearblossom, CA 93553

MILLIE JONES, DEPUTY
FIFTH SUPERVISORIAL DIST.
23920 VALENCIA BLVD., STE. 265
SANTA CLARITA, CA 91355

ATTN: PETER IRELAND
SANTA MONICA MTNS CONSERVANCY
5750 RAMIREZ CANYON RD.
MALIBU, CA 90265

CITY OF SANTA CLARITA
23920 VALENCIA BLVD., # 300
SANTA CLARITA, CA 91355-2196

ATTN: PLANNING DEPT.
CITY OF TEMPLE CITY
9701 LAS TUNAS
TEMPLE CITY, CA 91780

CHAIRMAN, LAND USE COMM.
CASTAIC AREA TOWN COUNCIL
28658 MEADOWGRASS DRIVE
CASTAIC, CA 91384

ARTO J NUUTINEN
BOWIE, ARNESON, KADI, WILES & GIANNONE
4920 CAMPUS DR.
NEWPORT BEACH, CA 92660

MTN. COMMUNITIES TOWN COUNCIL
POST OFFICE BOX GG
FRAZIER PARK, CA 93222

CASTAIC UNION SCHOOL DIST
28131 LIVINGSTON AVENUE
VALENCIA, CA 91355

ATTN: CITY MANAGER
CITY OF WHITTIER
13230 PENN STREET
WHITTIER, CA 90602-1772

ATTN: RUTH GRIFFIN, PRES.
VAL VERDE CIVIC ASSN.
28646 N LINCOLN AVENUE
VAL VERDE, CA 91384

VAL VERDE CIVIC ASSN.
30133 SAN MARTINEZ RD., STE. A
VAL VERDE, CA 91384

ROSE BRYAN
38011 GORMAN POST ROAD
GORMAN, CA 93243

Randy Jackson
The Planning Center
1580 Metro Drive
Costa Mesa, California 92626

BETSY SCHUBERT
32633 THE OLD ROAD
CASTAIC, CA 91384

LLOYD CARDER
30530 REMINGTON ROAD
CASTAIC, CA 91384

DAVE HALL, CHAIRMAN
MONROVIA-ARCADIA-DUARTE
TOWN COUNCIL
403 E. PAMELA ROAD
DUARTE, CA 91010

CITY OF COVINA
PLANNING DEPARTMENT
125 E. COLLEGE STREET
COVINA, CA 91723

ATTN: CYNTHIA NEAL HARRIS
SANTA CLARITA VALLEY
OAK TREE CONSERVANCY
POST OFFICE BOX 800520
SANTA CLARITA, CA 91355

GABI SACKS, PRESIDENT
CHAPMAN WOODS HOMEOWNERS ASSN
3636 LOCKSLEY DRIVE
PASADENA, CA 91107

C/O TENAYA CUSTER
NORTHEAST SAN GABRIEL
PROPERTY OWNERS ASSN.
6840 LA PRESA DR.
SAN GABRIEL, CA 91775

MICHAEL COYE
CHAPMAN WOODS HOMEOWNERS ASSN.
3471 YORKSHIRE RD.
PASADENA, CA 91107

NE SAN GABRIEL RESIDENTS COMMITTEE
MARK BRISKIE
8862 E. CALLITA STREET
SAN GABRIEL, CA 91775

Michael Hughes
Hacienda Heights Improvement Assoc.
P.O. Box 5235
Hacienda Heights, CA 91745

CHAPMAN WOODS ASSOCIATION
P.O. BOX 70524
PASADENA, CA 91117

DALE PRICE
6362 NORTH WILLARD AVE.
SAN GABRIEL, 91775-1833

JAMES COLE
8418 E. SANTA YNEZ
SAN GABRIEL, CA 91775

MITCHELL KAUFFMAN
CHAPMAN WOODS HOMEOWNERS ASSN
POST OFFICE BOX 669
PASADENA, CA 91102-0669

WALID M. ABOUZEID
8323 BEVERY DRIVE
SAN GABRIEL, CA 91775

ALMA CONTRERAS
FLORENCE FIRESTONE C 0F C
7206 PARMALEE AVE
LOS ANGELES, CA 90001

MAGDALENA PRADO
5264 E BEVERLY BOULEVARD
LOS ANGELES, CA 90022

ATTN: PETER IRELAND
SANTA MONICA MTNS CONSERVANCY
5750 RAMIREZ CANYON RD.
MALIBU, CA 90265

MICHELE ZACK
2485 N. MARENGO AVE.
ALTADENA, CA 91001

ATTN: MONICA P DEAN
WHITTIER UNION HIGH SCHOOL DIST
9401 S PAINTER AVENUE
WHITTIER, CA 90605

KAREN M HOLGERSON
1510 E NEW YORK DR.
ALTADENA, CA 91001

KEN BALDER, CHAIR
ALTADENA TOWN COUNCIL
730 EAST ALTADENA DRIVE
ALTADENA, CA 91001

TAHRA GORAYA
DAY ONE
175 NORTH EUCLID
PASADENA, CA 91101

Romeo S. Arengo, GS-13, DAF
ASC Det 1/CE, AF Plant 42
2503 East Avenue P
Palmdale, CA 93550

STEVEN C. STEWART
1026 E WOODBURY RD.
PASADENA, CA 91104

MARK GOLDSCHMIDT, CHAIRMAN
ALTADENA HERITAGE
2027 NORTH LAKE AVENUE, #3
ALTADENA, CA 91001

Attn: Colonel Ron Ortiz
Air Force Plant 42
2503 E. Avenue P
Palmdale, CA 93550

GORMAN SCHOOL DIST.
STAR RT. 2
POST OFFICE BOX 104
GORMAN, CA 93243

Attn: Karen McDonald
FAA, Western Pacific Region
Obstruction Evaluation
AWP520
15000 Aviation Boulevard
Lawndale, CA 90261

ATTN: JAMES TROYER, PLNG MGR
CITY OF EL MONTE
11333 VALLEY BOULEVARD
EL MONTE, CA 91734

ATTN: EILEEN HOENSHELL, PRES.
GREEN VALLEY COUNTY WATER DIST
POST OFFICE BOX 882
GREEN VALLEY, CA 91350

ATTN: MARVIN HIMLIN
HIMLIN REALTY & INVESTMENTS
41757 11th STREET WEST, #F1
PALMDALE, CA 93551-1417

ATTN: DEBORAH MILLIGAN
COMM. COALITION FOR CHANGE
POST OFFICE BOX 59027
LOS ANGELES, CA 90059

ATTN: PAM JEGLUM
AFFTC/XRX
1 SOUTH ROSAMOND BOULEVARD
EDWARDS AFB, CA 93524-1036

ATTN: DWIGHT DEAKIN
AFFTC/XRX
1 SOUTH ROSAMOND BOULEVARD
EDWARDS AFB, CA 93524-1036

OFFICE MANAGER
SHADOW ACRES MUTUAL WATER CO.
P.O. BOX 900669
PALMDALE, CA 93590

VICKY NELSON
49618 90TH STREET W.
LANCASTER, CA 93536

ATTN: BERNICE ODERINLO
OLIVE CIRCLE HOMEOWNERS ASSN.
POST OFFICE BOX 363
GARDENA, CA 90248

ATTN: REAL ESTATE EDITOR
ANTELOPE VALLEY PRESS
POST OFFICE BOX 4050
PALMDALE, CA 93590-4050

ATTN: PRESIDENT VICKI NELSON
ANTELOPE ACRES TOWN COUNCIL
PO Box 8176
Lancaster, CA 93539

SHABAKA HERU
207 E 136TH STREET
LOS ANGELES, CA 9006

Ron Hawkins
Antelope Acres Town Council
P.O. Box 8176
Lancaster, CA 93539

Wayne Whitfield
Antelope Acres Town Council
P.O. Box 8176
Lancaster, CA 93539

Ginger Stout
Antelope Acres Town Council
9136 West Avenue F-4
Lancaster, CA 93536

Colleen Schiller
Antelope Acres Town Council
3818 West Avenue D-4
Antelope Acres, CA 93536-8775

ATTN: MONICA P DEAN
WHITTIER UNION HIGH SCHOOL DIST
9401 S PAINTER AVENUE
WHITTIER, CA 90605

ATTN: PAUL GOODSON, PLNG DIR
CITY OF HAWTHORNE
4455 W. 126TH STREET
HAWTHORNE, CA 90250

Attn: Inspector Mike McHargue
Land Development Unit
Fire Prevention Division
Los Angeles County Fire Department
5823 Rickenback Road
Commerce, CA 90040

JAMES COLE
8418 E. SANTA YNEZ
SAN GABRIEL, CA 91775

Attn: Paul K. Tanaka
Administrative Services Division
L.A. County Sheriff's Dept. Hqtrs.
4700 Ramona Boulevard
Monterey Park, CA 91754-2169

PAUL ASH, PRESIDENT
WEST RANCH TOWN COUNCIL
25613 N. SHAW PLACE
STEVENSON RANCH, CA 91381

GORMAN SCHOOL DIST.
STAR RT. 2
POST OFFICE BOX 104
GORMAN, CA 93243

MITCHELL KAUFFMAN
CHAPMAN WOODS HOMEOWNERS ASSN
POST OFFICE BOX 669
PASADENA, CA 91102-0669

BARBARA FIRSICK, PRESIDENT
ROOSEVELT RURAL TOWN COUNCIL
48157 70TH STREET EAST
LANCASTER, CA 93535

Puente Hills Community Coalition
P.O. Box 8501
Rowland Heights, CA 91748

ATTN: MARVIN HIMLIN
HIMLIN REALTY & INVESTMENTS
41757 11th STREET WEST, #F1
PALMDALE, CA 93551-1417

Ron Ferrell
Roosevelt Town Council
48201 N. 70th Street East
Lancaster, CA 93535

Gayleen McGarry
Roosevelt Town Council
5163 East Avenue F
Lancaster, CA 93535

Doris Hoeppner
Roosevelt Town Council
47670 N. 65th Street East
Lancaster, CA 93535

Myrle McLernon
Roosevelt Town Council
8503 East Avenue J
Lancaster, CA 93535

Justin Self
Roosevelt Town Council
9037 East Avenue E
Lancaster, CA 93535

Mary Carreon
Roosevelt Town Council
6210 East Avenue E
Lancaster, CA 93535

ATTN: PRESIDENT
QUARTZ HILL TOWN COUNCIL
42263 50th Street W. Ste. 106
Lancaster, CA 93536-3500

PRESIDENT
CRESCENTA VALLEY TOWN COUNCIL
POST OFFICE BOX 8676
LA CRESCENTA, CA 91214-0626

ATTN: PRESIDENT
CASTAIC AREA TOWN COUNCIL
POST OFFICE BOX 325
CASTAIC, CA 91310

Bill Tibbitts
Quartz Hill Town Council
5145 West Avenue M
Quartz Hill, CA 93536

Loretta Berry
Quartz Hill Town Council
4815 West Avenue L-2
Quartz Hill, CA 93536

Pat Hartford
Quartz Hill Town Council
42036 N. 52nd Street West
Quartz Hill, CA 93536

Tammany Fields
Quartz Hill Town Council
5105 Ruby Court
Quartz hill, CA 93536

Andrea Tibbitts
Quartz Hill Town Council
5145 West Avenue M
Quartz Hill, CA 93536

ATTN: CYNTHIA NEAL HARRIS
SANTA CLARITA OAK CONSERVANCY
POST OFFICE BOX 800520
SANTA CLARITA, CA 91355

OFFICE MANAGER
SHADOW ACRES MUTUAL WATER CO.
P.O. BOX 900669
PALMDALE, CA 93590

VICKY NELSON
49618 90TH STREET W.
LANCASTER, CA 93536

ATTN: ROBERT FRICK
CHARTER OAK UNIFIED SCHOOL DIST
POST OFFICE BOX 9
CHARTER OAK, CA 91723

CITY OF COVINA
PLANNING DEPARTMENT
125 E. COLLEGE STREET
COVINA, CA 91723

BRUCE PORTER, PRES.
CUDAHY IMPROVEMENT ASSN.
4720 SANTA ANA STREET
CUDAHY, CA 90201

ATTN: SENETA FARLEY, PRES.
EAST RANCHO DOMINGUEZ
BLOCK WATCH
4513 E COMPTON BOULEVARD
COMPTON, CA 90221

EAST RANCHO DOMINGUEZ SVC CTR
4513 E COMPTON BOULEVARD
COMPTON, CA 90221

DR. RALPH PACHECO, PRESIDENT
WHITTIER COMM COORD COUNCIL
9957 DUPAGE AVENUE
WHITTIER, CA 90602-1772

Beth Steckler
Livable Places
634 South Spring Street, Suite 727
Los Angeles, CA 90014

LA HABRA HEIGHTS
IMPROVEMENT ASSN.
POST OFFICE BOX 241
LA HABRA, CA 90631

ATTN: CITY MANAGER
CITY OF WHITTIER
13230 PENN STREET
WHITTIER, CA 90602-1772

ATTN: EVALYN ABBIE
ARTESIA CHAMBER OF COMMERCE
18634 S PIONEER BOULEVARD
ARTESIA, CA 90701

WALID M. ABOUZEID
8323 BEVERY DRIVE
SAN GABRIEL, CA 91775

DAVE HALL, CHAIRMAN
MONROVIA-ARCADIA-DUARTE
TOWN COUNCIL
403 E. PAMELA ROAD
DUARTE, CA 91010

BART DAVIDSON,CHAIRMAN
LAND USE COMM.
CASTAIC AREA TOWN COUNCIL
28658 MEADOWGRASS DRIVE
CASTAIC, CA 91384

NORM JUDD
17357 ELIZABETH LAKE RD.
LAKE HUGHES, CA 93532

ATTN: PRESIDENT
AGUA DULCE TOWN COUNCIL
10339 ESCONDIDO CANYON ROAD
AGUA DULCE, CA 91390

ACTON CHAMBER OF COMMERCE
POST OFFICE BOX 81
ACTON, CA 93510

LEONA VALLEY TOWN COUNCIL
POST OFFICE BOX 795
LEONA VALLEY, CA 93551

ATTN: PRESIDENT
LAKES TOWN COUNCIL
POST OFFICE BOX 784
LAKE HUGHES, CA 93532

KIMBERLY WOOD, PRESIDENT
GREEN VALLEY TOWN COUNCIL
POST OFFICE BOX 846
GREEN VALLEY, CA 91350

Rich Thomas
Leona Valley Town Council
9250 Elizabeth Lake Road
Leona Valley, CA 93551

Terry Kenney
Leona Valley Town Council
10705 Leona Avenue
Leona Valley, CA 93551

William Elliot
Leona Valley Town Council
40015 N. 72nd Street West
Leona Valley, CA 93551

Robert Wood
Leona Valley Town Council
10300 Leona Avenue
Leona Valley, CA 93551

Alexis Upton-Knittle
Leona Valley Town Council
40203 N. 107th Street West
Leona Valley, CA 93551

Larry Tyler
Leona Valley Town Council
40255 98th Street West
Leona Valley, CA 93551

Teri Gordon
Lakes Town Council
P.O. Box 335
Lake Hughes, CA 93532

Tony DeMilita
Lakes Town Council
P.O. Box 3
Lake Hughes, CA 93532

Doris Karabinus
Lakes Town Council
P.O. Box 21
Lake Hughes, CA 93532

Peggy Moore
Lakes Town Council
14519 Flintstone Drive
Lake Elizabeth, CA 93532

Karen Graham
Lakes Town Council
43333 Lookabout Road
Lake Elizabeth, CA 93532

Chuck Kevwitch
Lakes Town Council
P.O. Box 927
Lake Elizabeth, CA 93532

Dorothy Marks
Green Valley Town Council
16054 Hermosa
Green Valley, CA 91390

DALE PRICE
6362 NORTH WILLARD AVE.
SAN GABRIEL, 91775-1833

MARY GAVIN
1641 BRUIN STREET
LOS ANGELES, CA 90047

Mark Wood
Green Valley Town Council
19203 Calle Essencial
Green Valley, CA 91390

Gordon Jacks
Green Valley Town Council
15942 Hermosa
Green Valley, CA 91390

Jay Winters
Green Valley Town Council
15543 Calle Hermosa
Green Valley, CA 91390

John Zopelis
Green Valley Town Council
15129 Calle Verdad
Green Valley, Ca 91390

Tad Summers
Lakes Town Council
15159 Barcroft Drive
Lake Elizabeth, CA 93532

DORIS CURRY
1709 W 109TH STREET
LOS ANGELES, CA 90047

ATTN: REAL ESTATE EDITOR
ANTELOPE VALLEY PRESS
POST OFFICE BOX 4050
PALMDALE, CA 93590-4050

RICHARD MCLEMORE, PRESIDENT
ANTELOPE ACRES TOWN COUNCIL
8812 W AVENUE E-8
ANTELOPE ACRES, CA 93536

DR. WILLIAM SHAW, PRESIDENT
SUN VILLAGE TOWN COUNCIL
10164 E. PALMDALE BOULEVARD
SUN VILLAGE, CA 93591

James Brooks
Sun Village Town Council
37114 N. 94th Street
Littlerock, CA 93543

Marrion Tryon
Sun Village Town Council
37160 Littlerock Ranchos Road
Littlerock, CA 93543

Eugene Washington
Sun Village Town Council
10829 East Avenue S.
Littlerock, CA 93543

Caroline Hick
Sun Village Town Council
10205 East Avenue R-6
Littlerock, CA 93543

Albert Ewing
Sun Village Town Council
10025 East Avenue R
Littlerock, CA 93543

Dr. William Shaw
Sun Village Town Council
10709 East Avenue R
Littlerock, CA 93543

NORM JUDD
17357 ELIZABETH LAKE RD.
LAKE HUGHES, CA 93532

WAYNE ARGO, PRESIDENT
ASSOC. OF RURAL TOWN COUNCIL
10810 EAST FOUR WINDS ROAD
JUNIPER HILLS, CA 93543

MARC WINGER , SUPERINTENDENT
NEWHALL SCHOOL DISTRICT
25375 ORCHARD VILLAGE ROAD VALENCIA,
CA 91355-3000

Dennis Tetu
Littlerock Town Council
9259 East Avenue T-4
Littlerock, CA 93543

William Guild
Litllerock Town Council
8730 East Avenue T-4
Littlerock, CA 93543

Irene Wilson
Littlerock Town Council
8716 East Avenue T-4
Littlerock, CA 93543

Steve Rouch
Littlerock Town Council
3300 Pearblossom Highway
Littlerock, CA 93543

Melissa Garcia
Littlerock Town Council
35945 N. 94th Street
Littlerock, CA 93543

Ed Mighelli
Littlerock Town Council
35303 Alberta Place
Littlerock, CA 93543

Leslie Alameida
Littlerock Town Council
11254 East Avenue R-2
Littlerock, CA 93543

Ed Minghelli
Littlerock Town Council
35303 Alberta Place
Littlerock, CA 93543

ATTN: KATHY IKARI, PLNG DIR
CITY OF GARDENA
1700 W. 162ND STREET
GARDENA, CA 90247

MARY ELLEN BARNS
LEAGUE OF WOMEN VOTERS OF THE
PALOS VERDES PENINSULA
982 W. 11TH STREET, #5
SAN PEDRO, CA 90731

ROBERT H. CLARK, ATTORNEY
CASTAIC LAKE WATER AGENCY
27234 BOUQUET CYN. RD.
SAUGUS, CA 91350

DAVE HALL, CHAIRMAN
MONROVIA-ARCADIA-DUARTE
TOWN COUNCIL
403 E. PAMELA ROAD
DUARTE, CA 91010

GREEN VALLEY TOWN COUNCIL
POST OFFICE BOX 846
GREEN VALLEY, CA 91350

VELMA KIDD
POST OFFICE BOX 6101
COMPTON, CA 90224-6101

ATTN: DEBORAH MILLIGAN
COMM COALITION FOR CHANGE
POST OFFICE BOX 59027
LOS ANGELES, CA 90059

ATTN: REAL ESTATE EDITOR
ANTELOPE VALLEY PRESS
POST OFFICE BOX 4050
PALMDALE, CA 93590-4050

ATTN: C. HARRIS & D. RILEY
SANTA CLARITA VALLEY
OAK TREE CONSERVANCY
POST OFFICE BOX 520
SAUGUS, CA 91380

ARTO J. NUUTINEN
BOWIE, ARNESON, KADI, WILES &
GIANNONE
4920 CAMPUS DR.
NEWPORT BEACH, CA 92660

NORM JUDD
17357 ELIZABETH LAKE RD.
LAKE HUGHES, CA 93532

ATTN: BERNICE ODERINLO
OLIVE CIRCLE HOMEOWNER'S ASSN.
POST OFFICE BOX 363
GARDENA, CA 90248

ACTON CHAMBER OF COMMERCE
POST OFFICE BOX 81
ACTON, CA 93510

ATTN: K PULSKAMP, DIR/COM DEV
CITY OF SANTA CLARITA
23920 W VALENCIA BLVD., # 300
SANTA CLARITA, CA 91355-2175

ARMEN D MINASIAN
ATTORNEY AT LAW
9304 THOMPSON AVENUE
CHATSWORTH, CA 91311

JOSEPH FOREMAN
CHATSWORTH LAKE CITIZENS COMM.
9348 DENNIS WAY
CHATSWORTH, CA 91311

WARREN STONE, PRES.
TWIN LAKES PROPERTY OWNERS ASSN.
11416 CREE TRAIL
CHATSWORTH, CA 91311

HOLLY EDWARDS/ANNETTE KONDO
LA TIMES VALLEY EDITION
20000 PRAIRIE STREET
CHATSWORTH, CA 91311

ATTN: JAMES TROYER, PLNG MGR
CITY OF EL MONTE
11333 VALLEY BOULEVARD
EL MONTE, CA 91734

STAN WISNIEWSKI, DIRECTOR
DEPT OF BEACHES & HARBORS
13837 FIJI WAY
MARINA DEL REY, CA 90292

LARRY L. MYERS
THREE POINTS
LIEBRE MOUNTAIN TOWN COUNCIL
P. O. BOX 617
LAKE HUGHES, CA 93532

JOSEPH LYOU, PHD., EXEC. DIRECTOR
CA ENVIRONMENTAL RIGHTS ALLIANCE
P.O. BOX 116
EL SEGUNDO, CA 90245

Chris Wangsgard
Three Points/Liebre Mnt. Town Council
26750 Pine Canyon Road
Lake Hughes, CA 93532

Ms. K. D. Kuch
Three Points/Liebre Mnt.Town Council
Running Well Ranch
27721 Pine Canyon Road
Lake Hughes, CA 93532

Dick Zahnter
Three Points/Liebre Mnt. Town Council
46834 N. 266th Street West
Lake Hughes, CA 93532

Louis Bell
Three Points / Liebre Mnt. Town Council
28767 Pine Canyon Road
Lake Hughes, CA 93532

MR. SHABAKA HERU
COMM. COALITION FOR CHANGE, INC
2930 WEST IMPERIAL HWY, SUITE 315
INGLEWOOD, CA 90305

SHIRLEY YOUNG
2302 W. 115TH ST.
HAWTHORNE, CA 90250

COMMUNITY DEV. COMMISSION
DEVELOPMENT MANAGEMENT DIV
2 CORAL CIRCLE
MONTEREY PARK, CA 91755

DEL AIRE NEIGHBORHOOD ASSOC.
5508 WEST 118TH PLACE
DEL AIRE, CA 90304

ATTN: LAW DEPT.
CBS, INC.
7800 BEVERLY BOULEVARD
LOS ANGELES, CA 90036

CYNTHIA BABICH, EXEC. DIRECTOR
DEL AMO ACTION COMMITTEE
1536 W. 25TH STREET #440
SAN PEDRO, CA 90732

ATTN: BERNICE ODERINLO
OLIVE CIRCLE HOMEOWNERS ASSN.
POST OFFICE BOX 363
GARDENA, CA 90248

ATTN: DEBORAH MILLIGAN
COMM. COALITION FOR CHANGE
POST OFFICE BOX 59027
LOS ANGELES, CA 90059

ATTN: MARGUERITE LEWIS
DELTA SIGMA THETA SORORITY
COMPTON ALUMNAE CHAPTER
14402 CLYMAR AVENUE
COMPTON, CA 90220

VELMA KIDD
POST OFFICE BOX 6101
COMPTON, CA 90224-6101

ATTN: RUBY DANIELS
WILLOWBROOK HOMEOWNER'S ASSN
1671 E 122ND STREET
LOS ANGELES, CA 90059

MARY GAVIN
1641 BRUIN STREET
LOS ANGELES, CA 90047

THELMA HOUSTON
4296 MOUNT VERNON DR.
LOS ANGELES, CA 90008

C/O WALTER DUBUCLET
WINDSOR HILLS HOMEOWNERS ASSN
5130 DAWNVIEW PL.
LOS ANGELES, CA 90043

ATTN: ARTHUR HOUSTON, JR.
VIEW PARK COMMUNITY COUNCIL
4649 CRENSHAW BOULEVARD
LOS ANGELES, CA 90043

ATTN: RONNI COOPER, PRES.
LADERA HEIGHTS CIVIC ASSN.
5383 CENTINELA AVENUE
LOS ANGELES, CA 90045

THELMA HOUSTON
4296 MOUNT VERNON DR.
LOS ANGELES, CA 90008

KEVIN BROGAN
HILL, FARRER & BURRILL LLP
ONE CALIFORNIA PLAZA, 37TH FL.
300 S GRAND AVENUE
LOS ANGELES, CA 90071-3147

MR. JONATHAN G. SPANIER
BALDWIN STOCKER, LLC
40 CROSSING AT BLIND BROOK
PURCHASE, NY 10577-2211

c/o TONY NICHOLAS
UNITED HOMEOWNERS ASSN.
POST OFFICE BOX 43338
LOS ANGELES, CA 90043

CITY TERRACE
COORDINATING COUNCIL
1435 N ROLLINS DR.
LOS ANGELES, CA 90063

WAKEFIELD HOMEOWNERS ASSN.
917 LINDENCLIFF STREET
TORRANCE, CA 90502

CITY OF CARSON
PLANNING DEPARTMENT
701 E CARSON
CARSON, CA 90745

DIAMOND BAR CITY COUNCIL
21660 E COPLEY DR., STE. 330
DIAMOND BAR, CA 91765

MATT LUST
ECONOMIC REDEVELOPMENT DIVISION
COMMUNITY DEVELOPMENT COMMISSION
2 CORAL CIRCLE
MONTEREY PARK, CA 91755

GABI SACKS, PRESIDENT
CHAPMAN WOODS HOMEOWNERS ASSN
3636 LOCKSLEY DRIVE
PASADENA, CA 91107

CITY TERRACE
COORDINATING COUNCIL
1435 N ROLLINS DR.
LOS ANGELES, CA 90063

MICHILLINDA PARK ASSN.
639 WOODWARD BOULEVARD
PASADENA, CA 91007

MICHAEL COYE
CHAPMAN WOODS HOMEOWNERS ASSN
3471 YORKSHIRE RD.
PASADENA, CA 91107

NE SAN GABRIEL RESIDENTS COMM
MARK BRISKIE
8862 E. CALLITA STREET
SAN GABRIEL, CA 91775

MICHILLINDA PARK ASSOCIATION
3830 E. CALIFORNIA BOULEVARD
PASADENA, CA 91107

CHAPMAN WOODS ASSOCIATION
P.O. BOX 70524
PASADENA, CA 91117

DALE PRICE
6362 NORTH WILLARD AVE.
SAN GABRIEL, 91775-1833

JAMES COLE
8418 E. SANTA YNEZ
SAN GABRIEL, CA 91775

MITCHELL KAUFFMAN
CHAPMAN WOODS HOMEOWNERS ASSN
POST OFFICE BOX 669
PASADENA, CA 91102-0669

WALID M. ABOUZEID
8323 BEVERY DRIVE
SAN GABRIEL, CA 91775

OFFICE MANAGER
SHADOW ACRES MUTUAL WATER CO.
P.O. BOX 900669
PALMDALE, CA 93590

LEONA VALLEY IMPROVEMENT ASSN.
LAND USE COMMITTEE
POST OFFICE BOX 783
LEONA VALLEY, CA 93551

KENNETH LEE
LEE'S PROPERTIES
11521 E. WASHINGTON BOULEVARD
WHITTIER, CA 90606

ANTELOPE VALLEY COLLEGE
OFFICE OF BUSINESS SVCS.
3041 W AVENUE K
LANCASTER, CA 93534

ATTN: REAL ESTATE EDITOR
ANTELOPE VALLEY PRESS
POST OFFICE BOX 4050
PALMDALE, CA 93590-4050

ATTN: ROSEMARY ELITZER
QUARTZ HILL CITIZEN'S ASSN.
1606 CRISPI LN.
QUARTZ HILL, CA 93586

David Rodriguez
Rowland Heights Community
Coordinating Council
Development Committee
1517 Blue Haven Drive
Rowland Heights, CA 91748

ATTN: PAM JEGLUM
AFFTC/XRX
1 SOUTH ROSAMOND BOULEVARD
EDWARDS AFB, CA 93524-1036

ATTN: DIRECTOR OF PLANNING
CITY OF ROSEMEAD
8838 E. VALLEY BOULEVARD
ROSEMEAD, CA 91770

KAREN NISHIDA
1223 KENNYDALE AVENUE
SOUTH SAN GABRIEL, CA 91770

ATTN: PLANNING DEPT.
CITY OF SAN DIMAS
245 E BONITA AVENUE
SAN DIMAS, CA 91773-3002

SUE COAD, PRES.
GREENWOOD HOMEOWNER'S ASSN.
2549 ONEIDA
PASADENA, CA 91107

CALIFORNIA COASTAL COMM.
200 OCEANGATE AVE., 10TH FLOOR
LONG BEACH, CA 90802

ATTN: BRET CARMAN, PLNG DIR
SANTA CATALINA ISLAND CO.
POST OFFICE BOX 737
AVALON, CA 90704

ATTN: DOUG PROPST, PRES.
SANTA CATALINA ISLAND CONSERVANCY
POST OFFICE BOX 2739
AVALON, CA 90704

PETE WOOLSON, ASST. CITY MGR.
CITY OF AVALON
POST OFFICE BOX 707
AVALON, CA 90704

KEITH LEFEVER
SOUTHERN CALIFORNIA EDISON
POST OFFICE BOX 527
AVALON, CA 90704

AGUA DULCE SR. CITIZENS CLUB
10540 W SIERRA HIGHWAY
SAUGUS, CA 91350

AL COBETT
POST OFFICE BOX 52
ACTON, CA 93510

CITY OF LONG BEACH
DEPT. OF PLANNING BLDG.
333 W OCEAN BOULEVARD
LONG BEACH, CA 90802

CYNTHIA BABICH, EXEC. DIRECTOR
DEL AMO ACTION COMMITTEE
1536 W. 25TH STREET #440
SAN PEDRO, CA 90732

ACTON-AGUA DULCE NEWSPAPER
POST OFFICE BOX 57
ACTON, CA 93510

ACTON CHAMBER OF COMMERCE
POST OFFICE BOX 81
ACTON, CA 93510

ATTN: SUPERINTENDENT
SULPHUR SPRINGS UNION SCHOOL DIST
17866 SIERRA HIGHWAY
CANYON COUNTRY, CA 91351

DONALD SAMSOL
2770 NATIVE AVENUE
ROWLAND HEIGHTS, CA 91748

ATTN: PRESIDENT
AGUA DULCE CIVIC ASSOCIATION
33201-1 AGUA DULCE CANYON ROAD
AGUA DULCE, CA 91390

ACTON VALLEY HORSEMEN
POST OFFICE BOX 872
ACTON, CA 93510

ATTN: CITY MANAGER
CITY OF WHITTIER
13230 PENN STREET
WHITTIER, CA 90602-1772

ANDREA THOMAS
ACTON TRAILS COUNCIL
POST OFFICE BOX 457
ACTON, CA 93510

TANA LAMPTON
AGUA DULCE CIVIC ASSN.
31851 WINDRUSH RD.
AGUA DULCE, CA 91350

MRS. LAURA BOHN
10922 ARCHWAY DR.
WHITTIER, CA 90604

AGUA DULCE
CHAMBER OF COMMERCE
33201 AGUA DULCE CYN RD, #5
AGUA DULCE, CA 91390

ATTN: SUPERINTENDENT
SULPHUR SPRINGS UNION
SCHOOL DISTRICT
7866 SIERRA HIGHWAY
CANYON COUNTRY, CA 91351

ATTN: CYNTHIA NEAL HARRIS
SANTA CLARITA OAK CONSERVANCY
POST OFFICE BOX 800520
SANTA CLARITA, CA 91355

RENEE DANNULL
POST OFFICE BOX 1052
SANTA CLARITA, CA 91386-1052

AS VIRGENES UNIFIED
CHOOL DISTRICT
111 LAS VIRGENES RD.
CALABASAS, CA 91302-1929

STAN WISNIEWSKI, DIRECTOR
DEPT OF BEACHES & HARBORS
13837 FIJI WAY
MARINA DEL REY, CA 90292

PLACERITA CANYON PROPERTY
OWNER'S ASSN.
POST OFFICE BOX 245
NEWHALL, CA 91322

ATTN: CITY DESK
1000 OAKS STAR-NEWS CHRONICLE
5250 RALSTON STREET
VENTURA, CA 93003

CITY OF HIDDEN HILLS
6165 SPRING VALLEY RD
HIDDEN HILLS, CA 91302

ATTN: MICHAEL KAMINO, DIRECTOR
PLANNING & COMMUNITY DEV.
CITY OF AGOURA HILLS
30001 LADYFACE CT.
AGOURA HILLS, CA 91301-4335

ATTN: C EUGENE TALMEDGE
LAS VIRGENES MUNI. WATER DIST
4232 LAS VIRGENES RD.
CALABASAS, CA 91302

FRAN FOSTER
405 HODENCAMP RD., APT. 318
THOUSAND OAKS, CA 91360-7309

MALIBU WEST SWIMMING CLUB
30756 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

ABERDEEN PROPERTIES
2829 N. GLENOAKS BOULEVARD, #104
BURBANK, CA 91504

MEREDITH LOBEL-ANGEL, PRES.
CORRAL CYN HOMEOWNER'S ASSN
2961 VALMERE DR.
MALIBU, CA 90265-2971

ATTN: PAUL KAHN
WOODLAND HILLS PROPERTY
OWNERS ASSN.
23120 MULHOLLAND DR.
WOODLAND HILLS, CA 91364

TOPANGA ASSN. FOR A SCENIC
COMMUNITY
POST OFFICE BOX 352
TOPANGA, CA 90290

HIDDEN HILLS COMMUNITY ASSN
24549 LONG VALLEY RD.
HIDDEN HILLS, CA 91302

JOAN YACOVONE
27328 COUNTRY GLEN
AGOURA, CA 91301

PAM EILERSON, BOARD MEMBER
MALIBU COASTAL & MTNS ALLIANCE
6320 TRANCAS CYN RD.
MALIBU, CA 90265

ATTN: LAND USE PLANNING
NATIONAL PARK SERVICE
401 W HILLCREST DR.
THOUSAND OAKS, CA 91360-4223

GORDON MURLEY, PRES.
WOODLAND HOMEOWNER'S ASSN.
4128 MORRO DR.
WOODLAND HILLS, CA 91364

MIKE LEVISON
SAND CANYON HOMEOWNER'S ASSN.
25800 SAND CANYON
SANTA CLARITA, CA 91351

ATTN: JOHN DIAZ
SANTA MONICA MTNS CONSERVANCY
5750 RAMIREZ CANYON RD.
MALIBU, CA 90265

CAROLYN VAN HORN
COUNCILMEMBER ELECT
28843 SELFRIDGE
MALIBU, CA 90265

ATTN: BARBARA PILEGARD
CITY OF CALABASAS
PLANNING DEPT.
26135 MUREAU RD.
CALABASAS, CA 91302

KEN KAMINS
4764 PARK GRANADA, STE 202
CALABASAS, CA 91302-3327

ARTO J NUUTINEN
BOWIE, ARNESON, KADI, WILES &
GIANNONE
4920 CAMPUS DR.
NEWPORT BEACH, CA 92660

ATTN: PETER IRELAND
SANTA MONICA MTNS CONSERVANCY
5750 RAMIREZ CANYON RD.
MALIBU, CA 90265

ATTN: SONYA THOMPSON
SANTA MONICA MTNS CONSERVANCY
5750 RAMIREZ CANYON RD.
MALIBU, CA 90265

ATTN: HENRIETTA L KNAPP, PRES.
BIG ROCK MESAS PROPERTY
OWNERS ASSN
POST OFFICE BOX 1146
MALIBU, CA 90265

SADDLE PEAK PROPERTY OWNERS'
ASSOCIATION INC.
24678 WEST SADDLE PEAK ROAD
MALIBU, CA 90265

WETLANDS ACTION NETWORK
POST OFFICE BOX 1145
MALIBU, CA 90265

MALIBU LAKE MOUNTAIN CLUB
29033 LAKE VISTA DR.
AGOURA, CA 91301

ATTN: CYNTHIA NEAL HARRIS
SANTA CLARITA OAK CONSERVANCY
POST OFFICE BOX 800520
SANTA CLARITA, CA 91355

DREW PURVIS
PLANNING DIRECTOR
CITY OF MALIBU
23815 STUART RANCH ROAD
MALIBU, CA 90265-4861

ATTN: LISA DONLEY, DIRECTOR
MALIBU COMMUNITY CENTER
POST OFFICE BOX 6775
MALIBU, CA 90264-6775

MICHAEL BROCKMAN, PRES.
GREATER MULWOOD HOMEOWNER'S ASSN.
POST OFFICE BOX 8921
CALABASAS, CA 91372-8921

TOPANGA CANYON TOWN COUNCIL
POST OFFICE BOX 1085
TOPANGA, CA 90290

JOE CAMPEAU, SENIOR PASTOR
CHRIST LUTHERAN CHURCH
25816 TOURNAMENT ROAD
SANTA CLARITA, CA 91355

MICHAEL BROCKMAN, PRES.
GREATER MULWOOD HOMEOWNER'S ASSN.
POST OFFICE BOX 8921
CALABASAS, CA 91372-8921

SCV HISTORICAL SOCIETY
POST OFFICE BOX 221925
NEWHALL, CA 91322-1925

RENEE DANNULL
POST OFFICE BOX 1052
SANTA CLARITA, CA 91386-1052

MICHAEL BROCKMAN, PRES.
GREATER MULWOOD HOMEOWNER'S ASSN.
POST OFFICE BOX 8921
CALABASAS, CA 91372-8921

JAN RIFFE
HOLLYWOOD KNOLLS COMM CLUB
3088 LAKE HOLLYWOOD DR.
OS ANGELES, CA 90068

FLORENCE BLECHER
CAHUENGA PASS P/O ASSN
3310 ADINA DR.
LOS ANGELES, CA 90068

JOAN LUCHS
309 CARSE DR.
OS ANGELES, CA 90068

ATTN: RORIE SKEI
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
5810 RAMIREZ CANYON RD.
MALIBU, CA 90265

PHIL PHILLIPS
ASSOCIATE VICE PRESIDENT
PEPPERDINE UNIVERSITY
24255 PACIFIC COAST HIGHWAY
MALIBU, CA 90263

DREW PURVIS
PLANNING DIRECTOR
CITY OF MALIBU
23815 STUART RANCH ROAD
MALIBU, CA 90265-4861

ATTN: RORIE SKEI
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
5810 RAMIREZ CANYON RD.
MALIBU, CA 90265

PHIL PHILLIPS
ASSOCIATE VICE PRESIDENT
PEPPERDINE UNIVERSITY
24255 PACIFIC COAST HIGHWAY
MALIBU, CA 90263

DREW PURVIS
PLANNING DIRECTOR
CITY OF MALIBU
23815 STUART RANCH ROAD
MALIBU, CA 90265-4861

ATTN: RORIE SKEI
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
5810 RAMIREZ CANYON RD.
MALIBU, CA 90265

PLACERITA CANYON PROPERTY OWNER'S ASSN.
POST OFFICE BOX 245
NEWHALL, CA 91322

FRANK ZUGELTER
TOLUCA LAKE HOMEOWNER'S ASSN.
10109 TOLUCA LAKE AVENUE
TOLUCA LAKE, CA 91602

RICHARD CARR
HOLLYWOOD KNOLLS COMM CLUB
3331 BLAIR DR.
LOS ANGELES, CA 90068

RUTH GERSON
REC. & EQUESTRIAN COALITION
POST OFFICE BOX 345
AGOURA, CA 91376

MARC WINGER , SUPERINTENDENT
NEWHALL SCHOOL DISTRICT
25375 ORCHARD VILLAGE ROAD VALENCIA, CA 91355-3000

ATTN: LISA DONLEY, DIRECTOR
MALIBU COMMUNITY CENTER
POST OFFICE BOX 6775
MALIBU, CA 90264-6775

RUTH GERSON
REC. & EQUESTRIAN COALITION
POST OFFICE BOX 345
AGOURA, CA 91376

DR. DELORES GLASS, EXEC. DIR.
WILLOWBROOK PROJ. AREA COMM.
12329 S WILMINGTON AVENUE
COMPTON, CA 90222

ATTN: LISA DONLEY, DIRECTOR
MALIBU COMMUNITY CENTER
POST OFFICE BOX 6775
MALIBU, CA 90264-6775

RUTH GERSON
REC. & EQUESTRIAN COALITION
POST OFFICE BOX 345
AGOURA, CA 91376

MIKE LEVISON
SAND CANYON HOMEOWNER'S ASSN.
25800 SAND CANYON
SANTA CLARITA, CA 91351

JAMES F VERNON
LAKESIDE GOLF CLUB
POST OFFICE BOX 2386
TOLUCA LAKE, CA 91610

POLLY WARD
STUDIO CITY RESIDENTS ASSN
12303 HILLSLOPE STREET
STUDIO CITY, CA 91602

KRISTA MICHAELS
CAHUENGA PASS P/O ASSN
3355 BENNETT DR.
LOS ANGELES, CA 90068

CHARLES J GONZALEZ
LAKESIDE GOLF CLUB
POST OFFICE BOX 2386
TOLUCA LAKE, CA 91610-0386

ARTO J NUUTINEN
BOWIE, ARNESON, KADI, WILES & GIANNONE
4920 CAMPUS DR.
NEWPORT BEACH, CA 92660

CITY OF INGLEWOOD
PLANNING DEPT.
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301

THELMA HOUSTON
4296 MOUNT VERNON DR.
LOS ANGELES, CA 90008

SCV HISTORICAL SOCIETY
POST OFFICE BOX 221925
NEWHALL, CA 91322-1925

ATTN: TONY NICHOLAS
UNITED HOMEOWNERS ASSN.
POST OFFICE BOX 43338
LOS ANGELES, CA 90043

ATTN: WALTER DUBUCLET
WINDSOR HILLS
HOMEOWNER'S ASSOCIATION
5130 DAWNVIEW PL.
LOS ANGELES, CA 90043

CITY OF LOS ANGELES
PLANNING DEPT.
200 N SPRING ST, RM. 395
LOS ANGELES, CA 90012

JOE CAMPEAU, SENIOR PASTOR
CHRIST LUTHERAN CHURCH
25816 TOURNAMENT ROAD
SANTA CLARITA, CA 91355

MRS. SANDRA ANDERSON
3965 KENWAY
LOS ANGELES, CA 90008

ATTN: RONNI COOPER, PRES.
LADERA HEIGHTS CIVIC ASSN.
5383 CENTINELA AVENUE
LOS ANGELES, CA 90045

DICKIE SIMMONS
822 KENNETH HAHN HALL OF ADMIN
500 W. TEMPLE STREET
LOS ANGELES, CA 90012

MRS. FRANCES PASTERNACKI
1152 N LA CIENEGA BOULEVARD
WEST HOLLYWOOD, CA 90069

MR. ELLIOTT HARMON
POST OFFICE BOX 69888
LOS ANGELES, CA 90069

RONALD S. KATES & CO
503 N Robertson Blvd
WEST HOLLYWOOD, CA 90048

ATTN: JACK B. PURCELL
COLUMBIA BROADCASTING SYSTEM
7800 BEVERLY BOULEVARD
LOS ANGELES, CA 90036

ATTN: PLANNING DEPT.
CITY OF DIAMOND BAR
21660 E. COPLEY DR., STE. 100
DIAMOND BAR, CA 91765

DIAMOND BAR
CHAMBER OF COMMERCE
21845 E. COPLEY DRIVE, STE. 1170
DIAMOND BAR, CA 91765

ATTN: IRWIN M KAPLAN
CITY OF BEVERLY HILLS
450 N CRESCENT DR.
BEVERLY HILLS, CA 90210

NE SAN GABRIEL RESIDENTS COMMITTEE
MARK BRISKIE
8862 E. CALLITA STREET
SAN GABRIEL, CA 91775

MARY GAVIN
1641 BRUIN STREET
LOS ANGELES, CA 90047

THELMA HOUSTON
4296 MOUNT VERNON DR.
LOS ANGELES, CA 90008

Workman Homeowner's Assoc.
P.O. Box 2146
La Puente, CA 91746

Coalition to Save the Marina
131 Lighthouse Mall
P.O. Box 10152
Marina del Rey, CA 91007

L.A. Citizens Advisory Commission
on Community Improvement
7516 Balsa Way
Yucca Valley, CA 92284

Marina Peninsula Neighborhood
Association
520 Washington Blvd., #102
Marina del Rey, CA 90292

San Pedro County Downzoning
Residents
924 West La Alameda Avenue
San Pedro, CA 90731

League of Women Voters of the
Palos Verdes Peninsula
6069 Grovepark, Rm 11
Rancho Palos Verdes, CA 90274

Kenneth C. Bank
Riverbank Development
1042 Centinela Ave.
Santa Monica, California 90403

Neal Richman
UCLA School of Public Affairs / Urban Planning
Box 951656, 5369 Pub Policy Bldg.
Los Angeles, CA 90095-1656

Steve Goddard
RE/MAX Beach Cities
400 S. Sepulveda Blvd., #100
Manhattan Beach, California 90266

Robin Hughes
LA Community Design Center
315 W. 9th St., Ste. 410
Los Angeles, California 90015

Charles J. Moore
Cox, Castle & Nicholson
2049 Century Park East, 28th Floor
Los Angeles, California 90067

Stephen E. Olson
The Olson Company
3020 Old Ranch Parkway, Ste 400
Seal Beach, California 90740

Benjamin M. Reznik
Jeffer, Mangels, Butler & Marmaro, LLP
1900 Avenue of the Stars, 7th Fl.
Los Angeles, California 90067

Blair Babcock
LA Community Development Commission
2 Coral Circle
Monterey Park, California 91755

Joel Miller
Psomas
11444 W. Olympic Blvd., Ste 750
Los Angeles, CA 90064

Ellen Fitzgerald
Psomas
11444 W. Olympic Blvd., Ste. 750
Los Angeles, CA 90064

L. Monroe Wooton
R.S. Cooper & Associates Realty
3731 Stocker Street, Suite 110
Los Angeles, CA 90008

Alejandro Martinez
East LA Community Corp.
530 S. Boyle Ave.
Los Angeles, California 90033

Alfredo Izmajtovich
Southern California Housing Development Corporation
9065 Haven Ave., Ste. 100
Rancho Cucamonga, CA 91730

Allan Kotin
Allan D. Kotin and Associates
949 S. Hope St., Ste 200
Los Angeles, California 90015

David Myerson
Resource Opportunity Group, LLC
P.O. Box 1317
Santa Monica, California 90406

Ray Pearl
SunCal Companies
21900 Burbank Blvd., Ste 114
Woodland Hills, California 91367

David Robinson
SAJE
152 West 32nd Street
Los Angeles, CA 90007

Amy Anderson
LA Community Design Center
701 E. Third Street, Ste. 400
Los Angeles, CA 90013

Commissioner Leslie Bellamy
4200 Via Marisol, #686
Los Angeles, California 90042

Joe Carreras
SCAG
818 W. Seventh St., 12th Floor
Los Angeles, CA 90017

Holly Schroeder
Building Association of Southern CA
28460 Ave. Stanford, Ste. 110
Santa Clarita, CA 91355

Charles Grimes
Team Equity LA Property and Management
8467 Van Ness Ave.
Inglewood, California 90305

Mary Kaiser
CA Community Reinvestment Corp.
225 W. Broadway, Ste. 120
Glendale, California 91204

Steve Lamb
Altadena Town Council
P.O. Box 333
Altadena, Calfornia 91003

Tim O'Connell
Century Housing Corporation
1000 Corporate Pointe, Ste 200
Culver City, California 90230

Angie Gentry
CAO
Kenneth Hahn Hall of Admin.
500 W. Temple Street
Los Angeles, CA 90012

Paul Zimmerman
SCANPH
3345 Wilshire Blvd., Ste. 1005
Los Angeles, California 90010

Fabrizio Pachano
Department of Public Works
900 S. Fremont Ave.
Alhambra, California 91803

Captain Rande Scott
LA County Fire Department
5825 Rickenbacker Road
Commerce, CA 90040

Ma'Ayn Johnson
SCAG
818 W. Seventh St., 12th Floor
Los Angeles, CA 90017

Felix Robles
1537 N. Bonnie Beach Place
Los Angeles, CA 90063

Rosa Munoz, PE
Utilities Engineer
California Public Utilities Commission
320 West 4th Street
Los Angeles, CA 90013

Asoka Harath
Director of Planning
City of Palmdale
38300 Sierra Highway
Palmdale, CA 93550-4798

Kenneth L. Howe
5958 N. Willard Avenue
San Gabriel, CA 91775

Patti J. Ramsey
5958 N. Willard Avenue
San Gabriel, CA 91775

Nga Tiet Huynh
6003 N. Walnut Grove Avenue
San Gabriel, CA 91775

Betty Dykes
6002 N. Del Loma
San Gabriel, CA 91775

Jennifer M. Cole
8418 E. Santa Ynez Street
San Gabriel, CA 91775

James T. Cole
8418 E. Santa Ynez Street
San Gabriel, CA 91775-2525

Gerald Dykes
6002 N. Del Loma Avenue
San Gabriel, CA 91775

David Rodriguez
Strategic Counsel, LLC
523 West Sixth Street, Ste. 1128
Los Angeles, CA 90014

Teri Malkin
18021 Galatina Street
Rowland Heights, CA 91748

Ted and Lynne Ebencamp
1815 Debann Place
Rowland Heights, CA 91748

Henry Woo
1757 Pepperdale Drive
Rowland Heights, CA 91748